

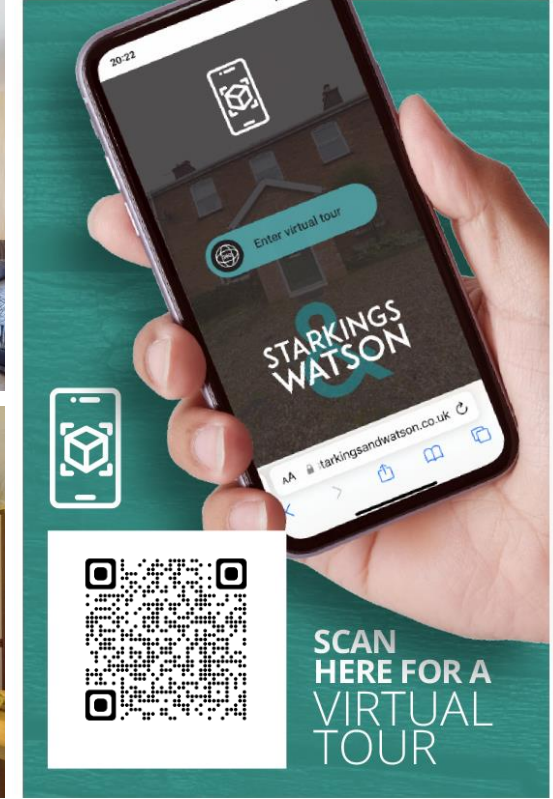
LONG GREEN

# Wortham, Diss IP22 1PP

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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- Detached Chalet Style Home
- Huge Potential For Re-development
- Large Plot Of 0.42 Acres (stms)
- Flexible Accommodation Of 1400 SQFT (stms)
- Five Bedrooms Over Two Floors
- Two Reception Rooms
- Driveway Parking & Garage
- Wonderful Village Green Location

#### IN SUMMARY

Situated on the SOUGHT AFTER WORTHAM GREEN set back from the roadside you will find this DETACHED 1960's BUILT CHALET STYLE HOME. The property spans a generous footprint of almost 1400 SQFT (stms) with very FLEXIBLE layout. You will find FIVE BEDROOMS and TWO RECEPTION ROOMS over two floors with plenty of scope for improvement and renovations. The property sits within a WONDERFUL PRIVATE PLOT of approx. 0.42 ACRES (stms) with mature gardens to the front and rear as well as DRIVEWAY PARKING and detached garage. The property would ideally suit purchasers looking to make their own mark on a property within an excellent location as the house benefits from such a generous plot and could easily be extended and re-developed if desired (stp).

#### SETTING THE SCENE

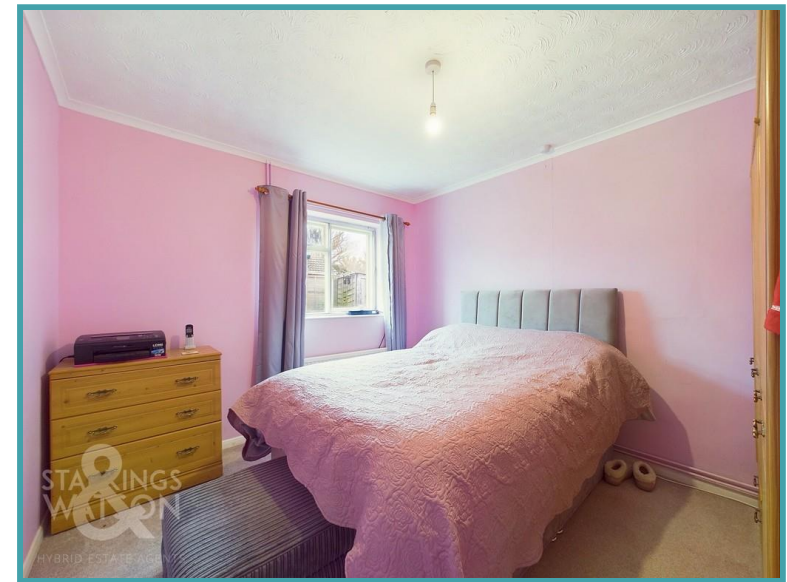
Accessed via the shared and private Green, to the front there is then a low level brick wall leading to the hard standing frontage with plenty of driveway parking and the detached garage. Also to the front there is a large front lawned garden with pathway leading to the covered main entrance door to the front. There is also access down both sides of the property to leading the rear.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a central hallway with fitted storage and stairs to the first floor landing. To the left is a family room or possible bedroom depending on configuration with the main sitting found on the opposite side of the hallway with large window to front and open fireplace. This leads into the kitchen/dining room to the rear with space for all white goods and a range of fitted units. Beyond the kitchen there is a rear lobby housing the oil fired boiler and a store room beyond as well as access to the rear garden. Leading off the central hallway you will find two generous double bedrooms to the side and rear as well as the main family bathroom and separate W.C. Heading up to the first floor landing you will find three bedrooms with the smallest one leading off the second room. There is ample eaves storage in various places as well as a W.C off the third bedroom and walk in cupboard.

#### THE GREAT OUTDOORS

To the rear of the property you will find the main gardens which are predominantly laid to lawn and generous in size being well stocked and established with a wide range of planting, shrubs and trees including fruit trees. There is also a good deal of privacy within the rear garden and plenty of space to extend the footprint if desired (stp). There is also a wide range of outbuildings found within the rear garden suitable for a number of purposes. The Plot in total measures approx. 0.42 Acres (stms) from front to rear.



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## OUT & ABOUT

Wortham is a geographically large village on the border of Suffolk and Norfolk set in the attractive gently rolling countryside with its own primary school, large village hall, tennis club and village shop. The village is made up of several areas of common land and The Ling, which is classified as a Site of Special Scientific interest (SSSI). The village is located only 1.5 miles from the market town of Diss, which provides extensive local and national shopping, restaurants and takeaways, schooling of all levels, sports facilities including Rugby, Football, Cricket, several gyms and a swimming pool. Wortham is also close by to Rickingham and Botesdale, which offers local Doctors, school and more local shops. Bury St Edmunds is 18 miles away with access to the A14 allowing connection to the motorway network. Norwich 23 miles and Ipswich 25 miles by car. The Suffolk/Norfolk coast is also just 35 miles away. Diss has a mainline railway station providing regular services to Norwich and London Liverpool Street.

## FIND US

Postcode : IP22 1PP

What3Words : ///cars.revised.sway

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

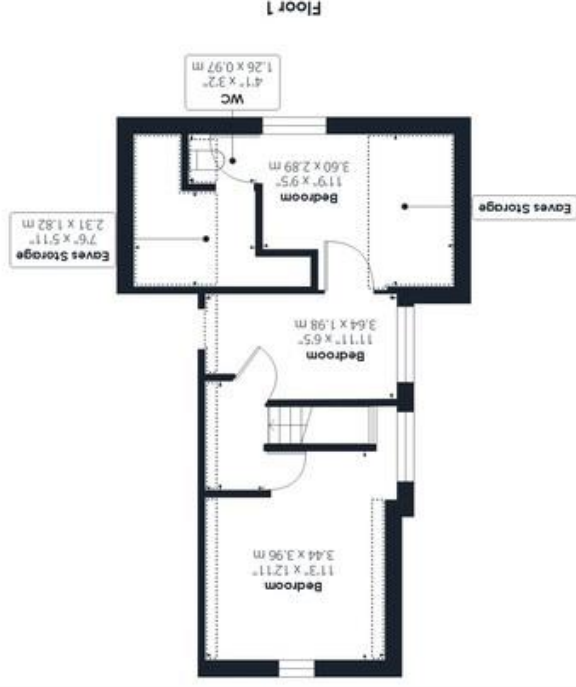
Buyers are advised the drainage is private via a septic tank with oil fired central heating. The green to the front is private and un-adopted with a right of access to the property.

Price:



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Approximate total area<sup>™</sup>  
1370.3 ft<sup>2</sup>  
127.3 m<sup>2</sup>

Reduced headroom  
114.81 ft<sup>2</sup>  
10.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.