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*Low Road,
Wortwell, Norfolk.*

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ESTATE AGENTS

Harleston - 3.7 miles
Bungay - 5.8 miles
Norwich City - 18.4 miles
Southwold & The Coast - 21.2 miles

A most impressive detached family home ideally situated between the Market Towns of Harleston and Bungay. The property offers deceptively spacious accommodation boasting four large double bedrooms, 22.ft sitting room and the most impressive kitchen/dining room designed by the vendors to be the 'hub' of the home with family life and entertaining being the leading influence. Outside the elevated plot offers superb views, ample parking and an impressive tiered garden with a stunning landscaped patio/entertaining area. The garage offers storage and an integral home office space. Viewing is essential.



Property

To the front of property we enter this spacious family home via the porch which in-turn opens to the hallway. In true Norfolk style our vendors mainly access the property via the rear door where we are welcomed by the impressive utility room. Recently refitted this space offers a delightful welcome and provides an excellent utility room along with the all essential space for our coats and boots after a day in the garden or enjoying one of the many countryside walks. A door opens to the hall where we find the cloakroom and stairs leading to the first floor whilst stepping to the front of the property we find the most impressive family kitchen/dining room. Designed by our vendors to become the 'hub' of the home this vast room centres around family life, dining and entertaining. Three velux windows fill the room with light whilst two large eye level windows enjoy the elevated views. The kitchen area is fitted with a bespoke range of units set below quartz work surfaces. Two ovens and warming trays feature along with an induction hob whilst a fitted full height fridge, dishwasher and waters softener are found. A central island offers additional storage and in-formal dining space along with the all important wine cooler. The remainder of the room offers a vast formal dining space and room for soft seating. Across the hall we step into the sitting which at over 22.ft offers un-compromised space which is filled with light from windows to three aspects. A wood burner brings a cosy focal point to this generous room. Climbing the stairs we pass a full height window that floods the hall and landing with natural light. The spacious landing leads to all fist floor rooms and a large storage cupboard. The first three bedrooms are all generous double rooms which benefit from built in cupboards. The larger two enjoy a view to the front aspect whilst the smaller looks onto the patio and garden. Stepping along the landing we find the master bedroom which again takes in the views of the Waveney valley to the front and boasts an en-suite shower room. Completing the accommodation we find the family bathroom at the head of the stairs, fitted with a modern suite that comprises a large shower, bath, w/c and wash basin, the room is finished with attractive tiled walls and flooring which enjoys underfloor heating.







Outside

Approaching the property from Low Road we access the extensive drive by two gated entrances offering an in and out drive and leading to the ample parking. The drive passes through the attractive front gardens which are laid to lawn with various planted trees and shrubs. The drive leads to the detached garage which currently offers a fantastic storage area and home office. Access to both sides of the property lead to the rear garden which is set over two main levels. Steps lead to the first of these where we find a stunning landscaped patio and entertaining area partly set below a timber pergola. Planted beds frame the patio and provide seasonal colour whilst an area of lawn is set behind the garage. From here steps rise to the upper level which offers a large lawn providing an ideal play area or blank canvas for the budding gardener. From the upper level we catch the views over the roof tops of the Waveney Valley.

Location

Wortwell is located between the market towns of Bungay and Harleston and is on a main bus route. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre and leisure facilities including indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating, Solar Panel System.
Mains drainage, water and electricity are connected.
Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: E
Postcode: IP20 OHJ

Tenure

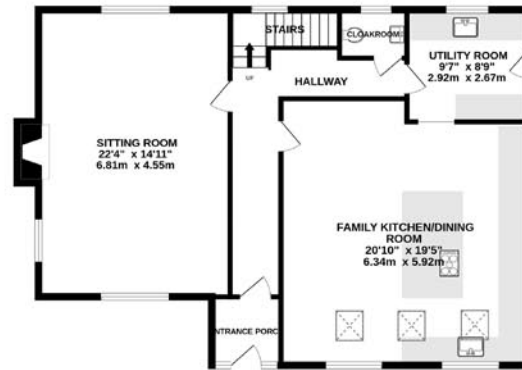
Vacant possession of the freehold will be given upon completion.

Agents' Note

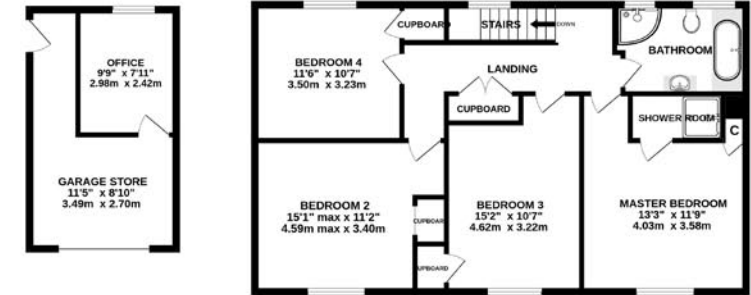
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £550,000

GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 2062 sq.ft. (191.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01986 888160

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Loddon	01508 521110
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BUNGAY OFFICE
3 Earsham Street
Bungay
Suffolk
NR35 1AE
Tel. 01986 888160
bungay@muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.