



HILL COTTAGE

93 HIGH ROAD, WORTWELL, IP20 0EF



An attractive, charming and superbly extended semi-detached cottage in an elevated position within the popular village of Wortwell

The property is a charming semi-detached cottage which has been cleverly and substantially extended. It provides spacious, versatile and well-presented accommodation. It is in an elevated position with a driveway to the front leading to a detached garage.

Steps lead up to the front door which opens to the entrance hall. There is a cloakroom and stairs to the first floor. The kitchen has been comprehensively fitted in an attractive range of wall and base units. It is open to the side to the dining room. Off the kitchen to the rear is a useful utility room with stable door to the garden. The dining room connects with the delightful sitting room to the front with woodburning stove and then to a conservatory to the back which is used as an office.

On the first floor are three double bedrooms. The rear bedroom has an ensuite bathroom but the vendors currently use one of the front bedrooms as the principal. There is an attractive main bathroom with separate shower cubicle.

The garden is a delight and whilst there is an area of lawn to the front and small terrace in front of the house, there is a charming area to the side with covered alfresco dining area. There is an array of established plants and flowers.

There is a further area of garden beyond that is laid to lawn but is rented by the vendors from Alburgh Parish Council for approximately £14 per annum. Any prospective purchaser would have to make their own enquires into the continuation of this.

SERVICES

Gas central heating. Mains drainage water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council
Tax Band B

AGENTS NOTE

The ensuite bathroom is a flying freehold over the adjacent cottage.



3



2



2



12
miles



EPC

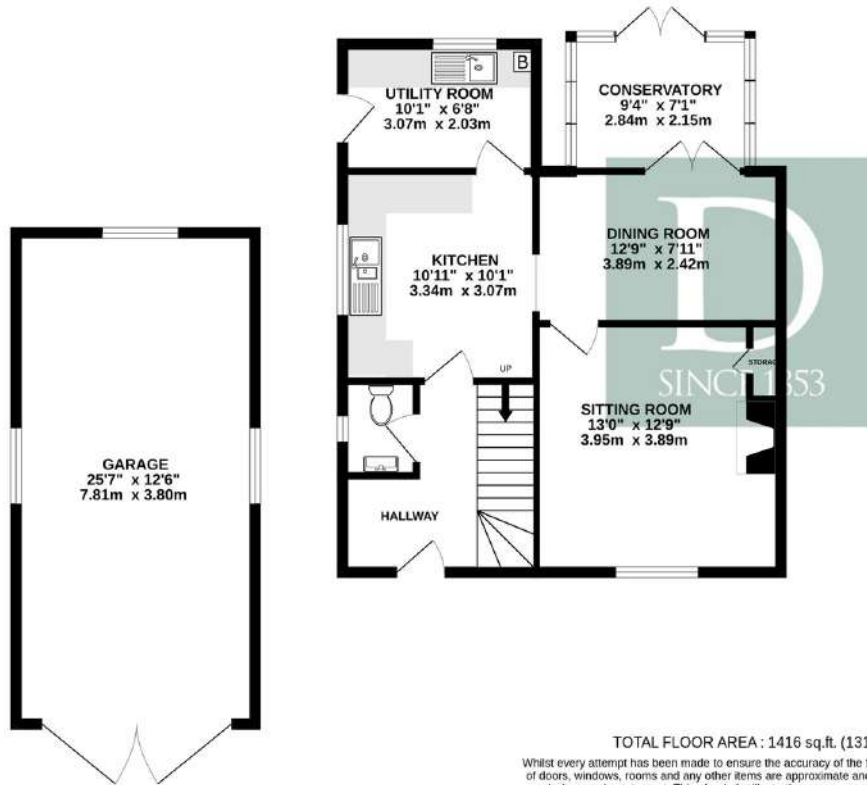




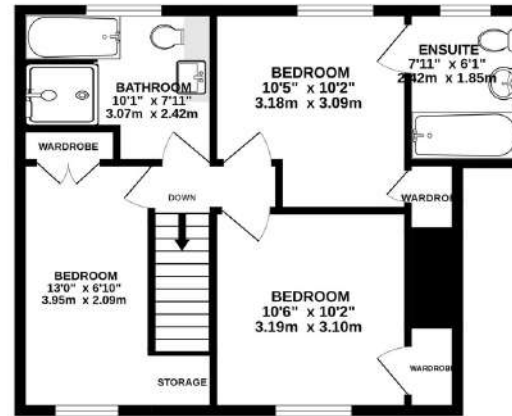


FLOOR PLAN

GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



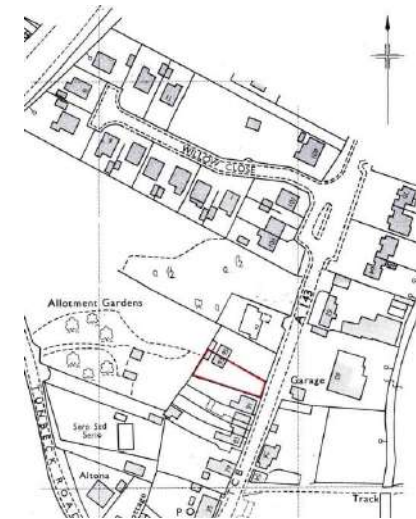
1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 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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MAP



LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events. Harleston is the nearest town and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs.

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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**
Email : harleston@durrants.com