



**The Approach,
Wortham**

**DAVID
BURR**



The Approach, Willow Corner, Wortham, IP22 1PS

Wortham is a well-served village close to the Norfolk border with primary school, parish church, post office/village store, tea room, tennis club, bowls club and village hall. There is a regular bus service and good access to the A14 and A140. Diss is the nearest large town (4 miles) providing a wide range of shopping, schooling, recreational and cultural facilities together with a mainline rail link to London Liverpool Street. Nearby Wortham Ling is characterised by its open common with public rights of way for everyone to enjoy the wildlife and heathland.

An exceptional four-bedroom detached family house that has been meticulously designed and is presented to the highest of qualities throughout whilst affording substantial accommodation to both floors. The Approach affords wonderful versatile accommodation that offers everyday modifications associated with a property of this calibre and is further enhanced by its expansive grounds that incorporate ample off-street parking, double garage and wonderful countryside views.

A superb four-bedroom detached family house occupying an enviable rural position with countryside views.

Entrance door opening through to;

ENTRANCE HALL: A large welcoming area with staircase rising to first floor. Attractive tiled flooring. Double doors opening through to the kitchen/dining room and the sitting room.

SITTING ROOM: A genuinely impressive and substantial room having dual aspect with box bay window to the rear allowing views of the garden and countryside beyond. Contemporary back-to-back fire creating the main focal point of the room. Attractive tiled flooring opening into the designated kitchen/dining room.

KITCHEN/DINING ROOM: Again, a superb space designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under marble worktop having a sink unit with mixer tap. Central preparation island having a designated breakfast bar area and housing a four-ring induction hob. Further integrated appliances include a full height fridge. Door to utility room. Attractive tiled flooring throughout both areas and wonderful sliding doors opening to the rear garden to allow al fresco dining and entertaining on warm summer days. Contemporary back-to-back fire creating the main focal point of the dining room.

UTILITY ROOM: A useful room fitted with matching wall and base units under work preparation surfaces that incorporates a sink unit with mixer tap and full height freezer. Space for dishwasher, washer/dryer. Built-in storage cupboard. Door opening to side. Attractive tiled flooring.

CLOAKROOM: Having W.C. and wall hung wash hand basin with mixer tap and cupboard beneath. Attractive tiled flooring.

STUDY: Again another versatile room with front aspect but currently utilised as a home office. Attractive tiled flooring.

GYM: Located to the front of the property this triple aspect room would lend itself to a multiple of uses if so required, however is currently occupied as a home gym by the present owners. Attractive tiled flooring.

First floor

LANDING: An inviting galleried landing with side aspect and large front feature aspect. Views to the lower level. Doors to;

BEDROOM 1: A superb double aspect room with built-in wardrobes and having excellent views of the garden and countryside beyond. Door to;

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EN SUITE: Fitted with a large walk-in shower cubicle having rain head style shower and part tiled surround, W.C. and twin wall hung wash hand basins with mixer taps, vanity unit and cupboards beneath. Part tiled walls. Tiled flooring.

BEDROOM 2: Offering front aspect and a designated **DRESSING AREA** with built-in wardrobes. Door continuing through to;

EN SUITE: Fitted with a walk-in shower cubicle with rain head style shower, W.C. and wall hung wash hand basin having vanity cupboard beneath. Tiled flooring.

BEDROOM 3: Currently occupied as a substantial dressing room by the present owners and fitted with an extensive range of matching wardrobes with sliding doors, this splendid room offers a dual aspect and would easily revert to a bedroom if so required.

BEDROOM 4: Again, being of an excellent size with rear aspect offering wonderful views of the garden and countryside beyond.

BATHROOM: Fitted with a deep oval shaped bath having central waterfall mixer tap, wall hung wash hand basin with vanity unit and cupboard beneath and W.C. Part tiled walls and tiled flooring.

Outside

The property is approached via an expansive shingle driveway which offers off street parking for numerous vehicles which in turn leads to the property and **DOUBLE GARAGE** having electric roll door and power and light connected. The remainder of the front is bordered by a lawn area with variety of established trees. A pathway continues round to the side of the property leading to the rear grounds.

The rear grounds offer a well-placed terrace area immediately abutting the property and positioned to allow one to enjoy warm summer days whilst

entertaining family and friends this in turn is flanked by an expansive lawn area leading away from the property with a variety of established trees and shrubs along one border and post and rail paddock fencing to the rear to enjoy the countryside views beyond.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

EPC Rating: B

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

SERVICES: Mains water and electricity are connected. Private drainage. Underfloor heating via Air source heat pump. **NOTE:** None of these services have been tested by the agent.

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract



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Approximate Area = 2568 sq ft / 238.6 sq m (excludes void)

Garage = 306 sq ft / 28.4 sq m

Total = 2874 sq ft / 267 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1118484

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