



THE STORY OF

1 Church Road

Worthing, Norfolk

SOWERBYS



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1 Church Road

Worthing, Norfolk
NR20 5HR

Perfectly Positioned on
the Edge of Village

Stunning Countryside Views

Internal Accommodation
Stretching to Over 1,640 Sq. Ft.

Detached Period Home

Wood-Burner

Four Double Bedrooms

Garage and Workshop

Private Driveway with
Parking for Four Cars

No Onward Chain

SOWERBYS DEREHAM OFFICE

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This four-bedroom detached family home, ideally situated on the village's edge, offers breathtaking views of the countryside. Renovated to blend modern comforts with charming period features like an original fireplace and wooden latched doorways, the home still requires some work to reach its full potential.

The ground floor features two spacious front reception rooms and a garden room at the rear, measuring 16ft x 12ft, with a cosy wood-burning stove. The well-appointed kitchen includes a pantry and a convenient cloakroom.

Upstairs, the first floor comprises four beautifully presented bedrooms and a contemporary four-piece bathroom. Surrounded by gardens on three sides, this property offers a serene outdoor retreat. Additional features include a garage with a separate workshop, a wood store, and ample off-road parking. With further enhancements, this home can seamlessly combine period elegance with modern luxury, creating an idyllic family home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Worthing

SURROUNDED BY LUSH FIELDS AND SCENIC WALKING PATHS

Worthing, a charming village in Norfolk, is known for its picturesque countryside and tranquil environment. Located just a few miles from the historic market town of Dereham, Worthing offers a perfect blend of rural serenity and convenient access to amenities. The village is surrounded by lush fields and scenic walking paths, making it an ideal spot for nature lovers and outdoor enthusiasts.

Worthing boasts a close-knit community with a rich history, the area is home to several historic buildings, including beautiful churches and quaint cottages that add to its timeless charm. Local amenities include a village hall, a primary school, and a few traditional pubs that serve as social spots for residents.

The nearby town of Dereham provides a wider range of facilities, including supermarkets, shops, restaurants, and healthcare services. For those who enjoy exploring, the stunning North Norfolk coast is within easy reach, offering beautiful beaches and coastal trails. Worthing's location also ensures good transport links, with easy access to major roads connecting to Norwich and other key destinations in the region.

Overall, Worthing, Norfolk, is a delightful village that offers a peaceful lifestyle amidst beautiful countryside, with the added benefit of modern conveniences just a short drive away.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0358-4061-6214-4491-9910

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///yawned.submerge.hurricane

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SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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