



3 SANCROFT WAY,
WORTWELL, HARLESTON, IP20 0HR



Three bedroom semi-detached house set in a small cul-de-sac location with mature front and rear gardens

Situated in an edge-of-village location, sits this well-presented house with driveway and car port. Accommodation briefly comprises of entrance hall leading to kitchen/dining room, sitting room with bay-window. The downstairs has a super flow throughout. Upstairs there are three bedrooms, two of which are substantial doubles, and a wet room. The gardens are a particular focal point, with various matured shrubs to front and rear. There is a new 6ftx4ft aluminium and polycarbonate greenhouse in the rear garden.

LOCATION

Wortwell is less than 2.5 miles away from Harleston, a thriving market town with many historical buildings and 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. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to

London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

SERVICES

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

LOCAL AUTHORITY

Council Tax band B
South Norfolk Council

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



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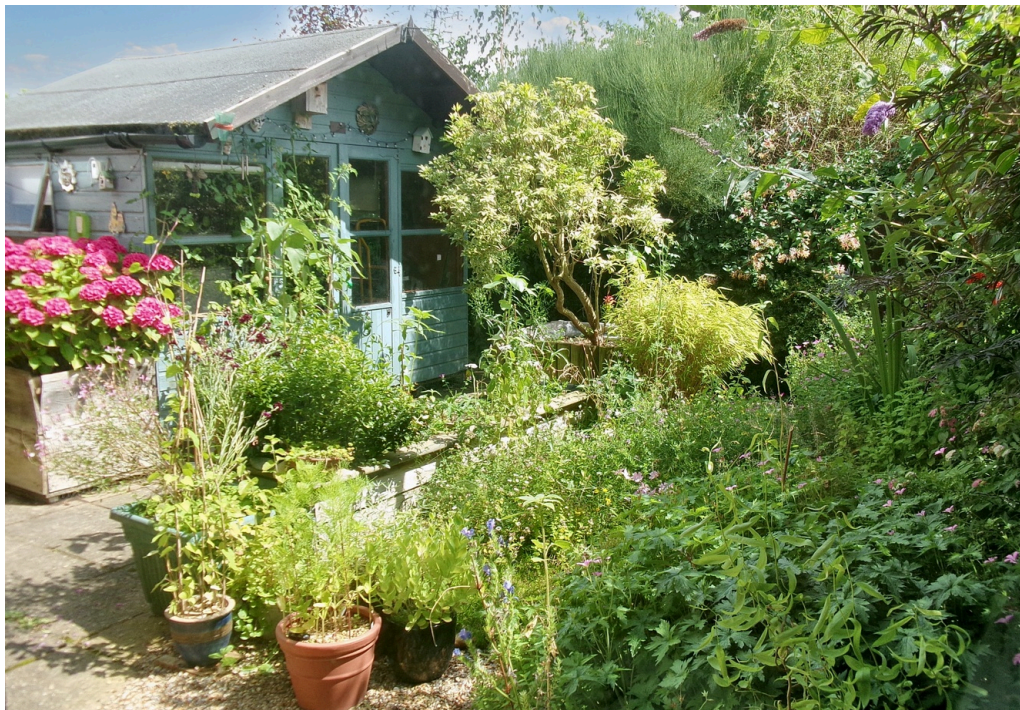
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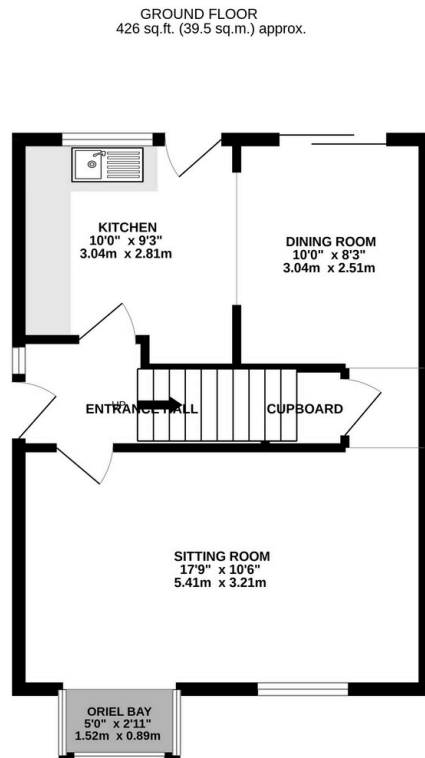
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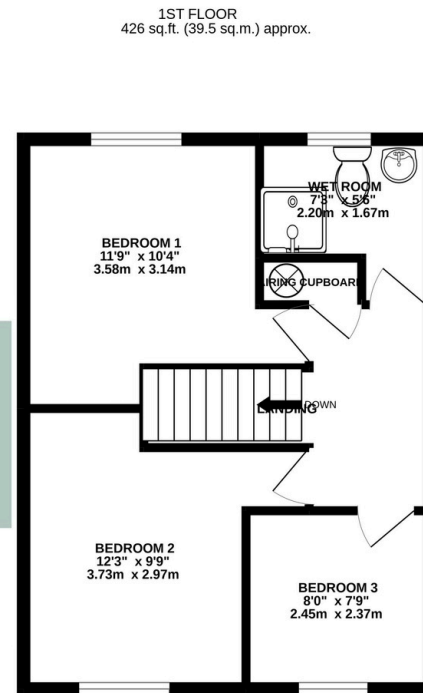
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FLOOR PLAN



D
SINCE 1853



LOCATION MAP



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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