



Waveney Valley Lakes Ltd - IP20 0EJ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS

Waveney Valley Lakes Ltd, Harleston

NO CHAIN. This detached MODERN FAMILY HOME enjoys a generous garden with STUNNING VIEWS over the LAKE to the rear. With a WELL FITTED KITCHEN, the internal accommodation extends to over 2000 Sq.ft (stms), whilst the overall plot is WELL MAINTAINED with a large frontage, rear landscaped garden with lawn and patio areas for entertaining, and offers FISHING RIGHTS ON THE LAKE, along with the off road parking including a single garage and workshop. Stepping inside, an entrance hall takes you to the useful W.C and space for coats and shoes, the sitting room along with a rear conservatory offering views over the rear garden and the lake, then into the KITCHEN/DINING ROOM. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom and two SHOWER ROOMS.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Family Home
- Spacious & Versatile Accommodation
- Three Reception Rooms
- Four Bedrooms, En Suite & Shower Room
- Garage/Workshop
- Ample Driveway Parking
- Stunning Views over the Lake with Fishing Rights

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

SETTING THE SCENE

Set on a private Lakeland development, positioned in a private setting the property offers ample off road parking along with a side gate allowing access to the rear garden and the lake beyond.



THE GRAND TOUR

Upon entering through the double glazed door which opens into the entrance porch with a useful storage cupboard for coats and shoes, you step into the hallway comprising tiled flooring and two built in storage cupboards, along with a downstairs cloakroom to the right hand side whilst to the left hand side is access to the sitting room which in turn leads to the conservatory offering beautiful views over the rear garden and lakes beyond. A well appointed kitchen/dining room provides the true heart of the home offering an excellent range of wall and base units with white granite effect worktops over. The kitchen further benefits from electric double oven, gas hob with extractor hood over and an attractive island unit. Space and plumbing for all white goods is provided as well as a cupboard housing the oil fired boiler can be found in the lobby/utility area which in turn accesses the large study/reception room with a glazed door to front, and the conservatory offering stunning views of the lake and gardens on offer. Stairs in the hallway rise to the landing area accessing all upstairs accommodation. The master bedroom benefits from fitted wardrobe space as well as a 'Jack and Jill' shower room. The guest bedroom also benefits from an en-suite shower room with two well presented bedrooms, one overlooking the front aspect and the other overlooking the lakeside view over the rear garden.

FIND US

Postcode : IP20 0EJ

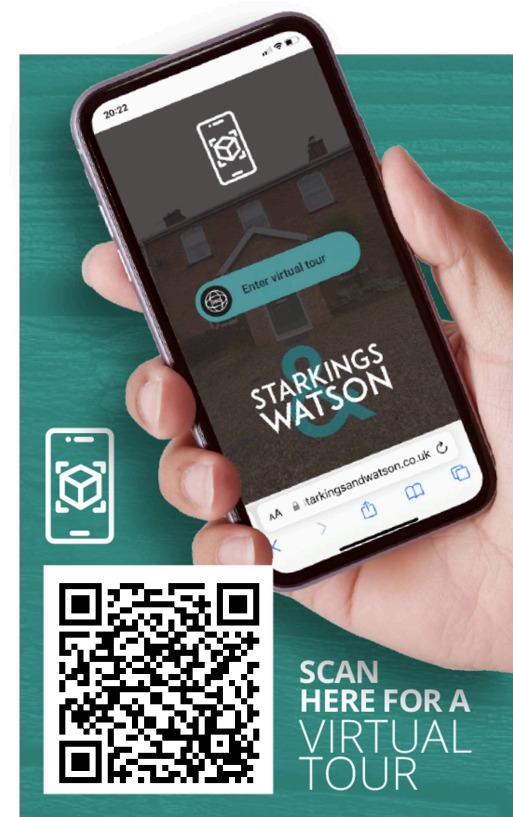
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An annual covenant/service charge in the region of £2000 is for the fishing rights from the property, access to the property, park grounds and maintenance of park lakes and communal grounds covering 57 acres. Drainage to the septic and waste tank and collection of garden and household waste on a daily basis are included.



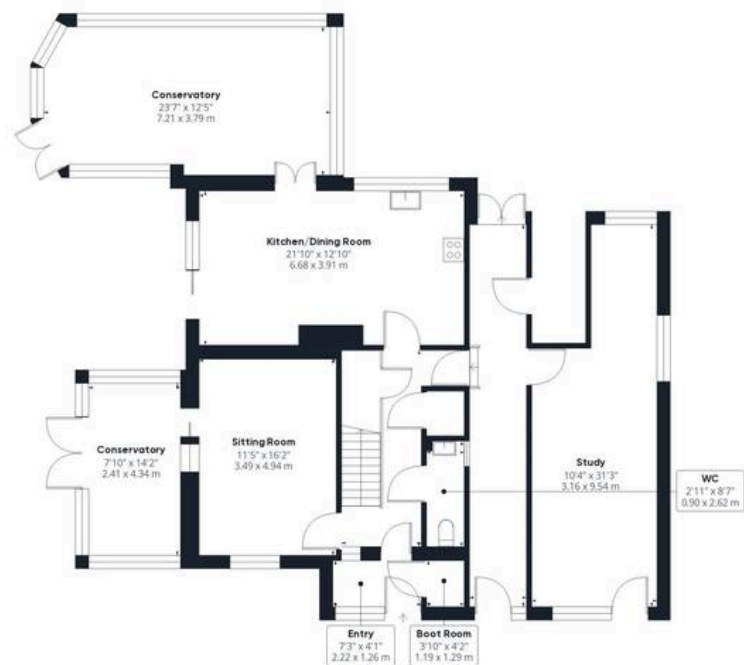




THE GREAT OUTDOORS

The front and side of the property offers ample off road parking and provides a secure gated area that leads to the garage / workshop area which has power and lighting and a wood burning stove which allows the space to be used throughout the year. A gate opens to the main garden which is private and fully enclosed and is laid to lawn which surrounds the house with a large patio area leading from the conservatory and offering a superb entertaining space. Amongst the trees over the lake is an attractive timber summerhouse with a veranda which has power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2608.53 ft²
242.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.