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*High Road, Wortwell,*  
Nr Harleston, Norfolk

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A deceptive semi-detached cottage, set in the popular village of Wortwell, ideally situated between the market towns of Bungay and Harleston. The property offers an entrance porch, sitting room, kitchen, large lobby/utility room and bathroom on the ground floor whilst on the first floor three separate bedrooms lead off the landing. Outside the generous plot boasts ample off-road parking, part of which is covered to the side of the cottage whilst at the rear we find a generous enclosed garden. The property is offered with No Onward Chain.

#### Accommodation comprises briefly:

- Entrance Porch
- Sitting Room
- Kitchen
- Lobby/Utility
- Bathroom
- First Floor Landing
- Three Bedrooms

#### Outside

- Ample Off-Road Parking
- Attractive Frontage
- Good Sized Rear Garden

#### The Property

Entering this cottage via the front door the mix of character that couples with modern convenience is instantly apparent. Upvc external doors and windows are fitted throughout the property, whilst internally original timber floors and doors bring delightful charm to the home. Stepping through the front door, we enter the porch which provides a great spot for our coats and boots before stepping into the sitting room. The sitting room offers a delightful space with a window overlooking the front aspect and a wood burning stove set to the recessed chimney which provides a cosy focal point to the room. A timber 'stable style' door opens to the staircase, whilst a door way leads us into the kitchen. Fitted with a range of wall and base units this room offers a surprising space. A fitted oven, hob and extractor feature and the sink is set below a window looking onto the side of the property. At the rear we step into the generous lobby/utility room where the modern combi boiler is fitted. A door opens to the garden and internally we step into the bathroom. Climbing the stairs to the first floor we step onto the landing which leads to all three bedrooms. Set to the front we find a generous double which forms part of the original cottage, stepping along the landing we pass the single bedroom which looks onto the side aspect whilst at the rear, the generous master bedroom enjoys the views to the rear looking onto both the garden and open fields beyond.

#### Outside

The front of the property is approached via the driveway which passes the attractive front garden and provides the ample off-road parking. The front door enters via the entrance porch whilst at the side of the house further covered parking opens leads us to the rear entrance where we access the cottage via the rear lobby. At the rear we find a delightful space mainly laid to lawn and planted with a variety of shrubs. An area of patio is set directly to the rear of the house and path leads us to the foot of this generous garden space.

## *High Road, Wortwell*





### Location

Wortwell is located between the market towns of Bungay and Harleston and has a thriving pub, an active community centre and is on a main bus route. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre and leisure facilities including indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Gas combination boiler, providing heating and hot water  
Mains drainage, water and electricity are connected.  
EPC: D

### Local Authority:

South Norfolk District Council  
Council Tax Band: A  
Postal Code: IP20 9HH

### Tenure

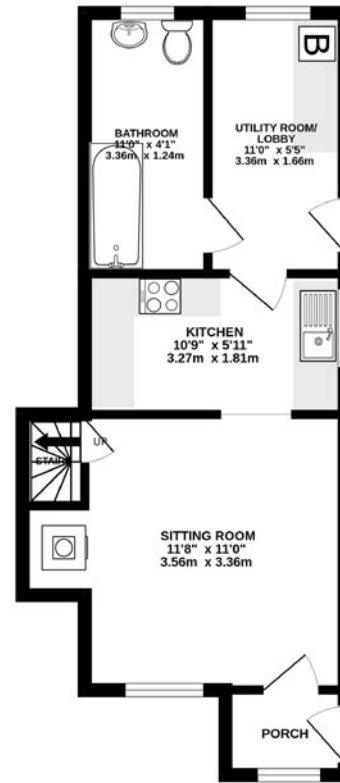
Vacant possession of the freehold will be given upon completion.

### Agents' Note

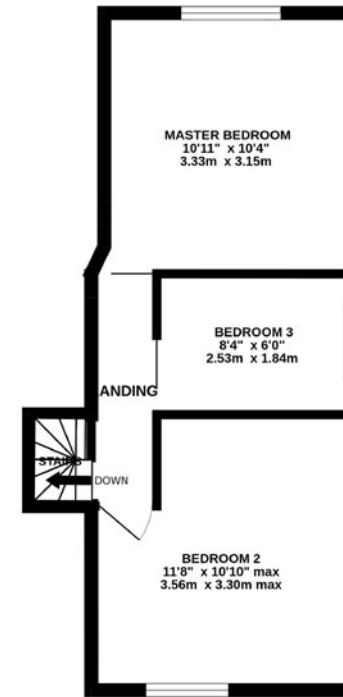
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £245,000**

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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.

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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