



Low Road, Wortwell - IP20 0HJ



Low Road

Wortwell, Harleston

Guide Price £290,000 - £300,000. This DETACHED BUNGALOW located within the popular village of Wortwell offers a superb position facing the STUNNING WAVENEY VALLEY MARSHLAND with far reaching rural views. The position means the bungalow offers a good degree of PRIVACY AND SECLUSION yet still within a village. Inside you will find more space than expected with a hall entrance, THREE AMPLE BEDROOMS, plenty of storage, w/c and bathroom, sitting room and dining room with separate kitchen as well as an extended conservatory off the living room. The other major plus is the size of the corner plot. You will find a very generous garden to front, side and rear creating a clear opportunity to extend the footprint and extend the bungalow if required (stp). There is also a generous driveway as well as single garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Bungalow
- Sought After Village Location
- Stunning Marsh & Field Views To Front
- Three Ample Bedrooms
- Sitting Room / Dining Room & Kitchen
- Generous Corner Plot With Extension Potential
- Driveway Parking & Garage

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

Approached facing the marshland and fields you will find a large lawned front garden with hard standing driveway to the side providing plenty of parking. This leads to the single garage and side access to the kitchen. There is a main entrance door to the front as well as gated access to both sides leading to the rear garden.



THE GRAND TOUR

Entering the entrance hallway you will find three built in cupboards as well as loft access. There are three bedrooms all found to the front of the bungalow benefitting from the front facing views. Beyond the bedrooms there is a w/c and separate bathroom with bath and shower over. The living accommodation is found to the rear with a large sitting room and semi open plan partitioned dining room. The sitting room opens onto an extended conservatory giving access to the rear garden. The final room is the kitchen with a range of units and rolled edge worktops over as well as space for all white goods. There is an integrated double electric oven and induction hob over as well as side access onto the driveway.

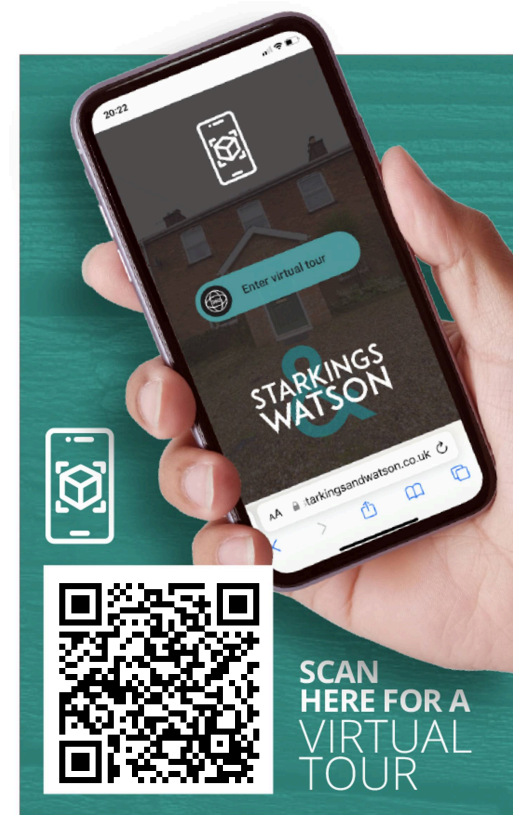
FIND US

Postcode : IP20 0HJ

What3Words : ///strapping.printing.delays

VIRTUAL TOUR

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



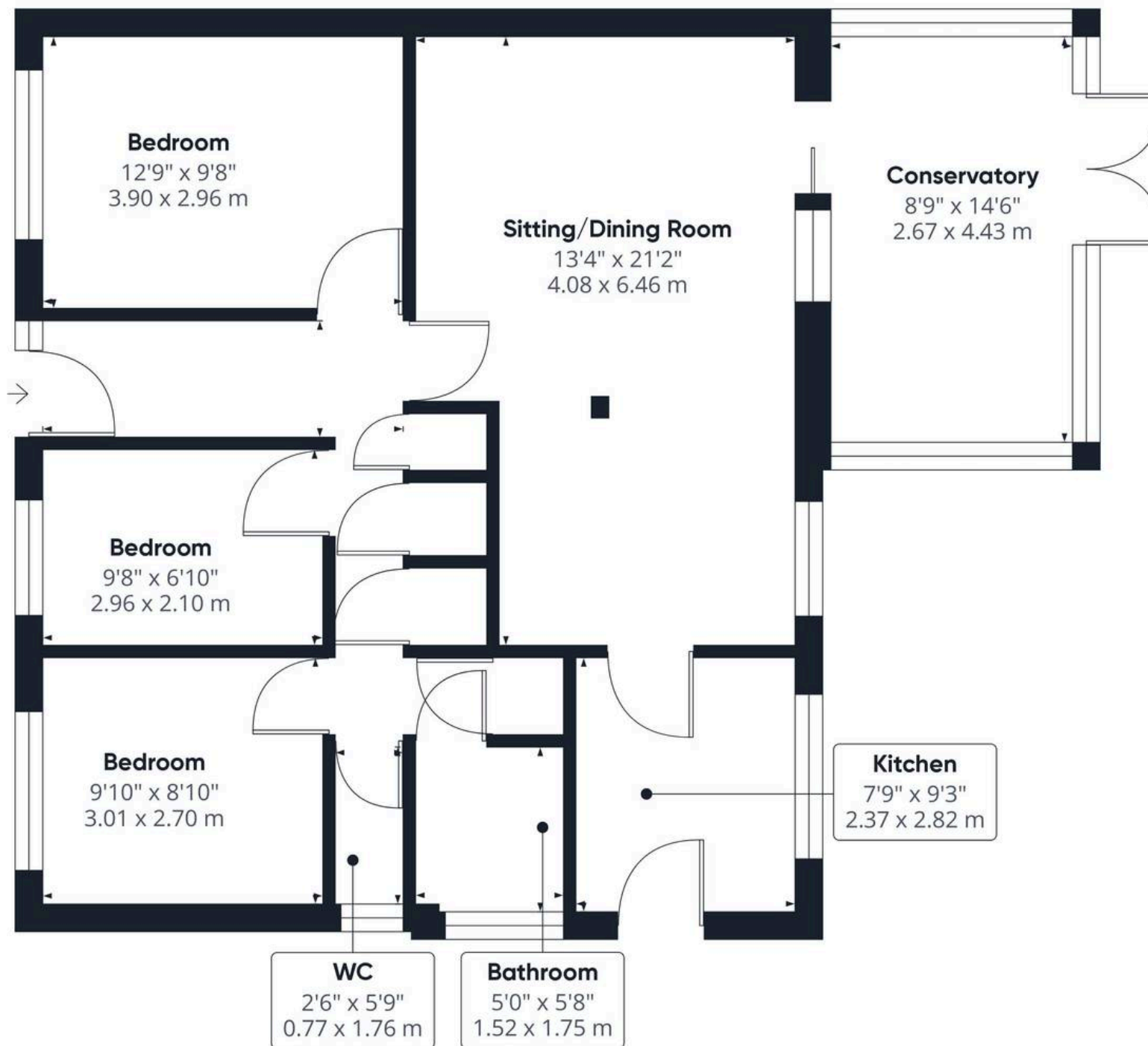




THE GREAT OUTDOORS

The rear gardens are very generous in size offering extensive lawns to the rear and side providing the opportunity to extend the bungalow if required and (stp). The garden is very mature with an array of shrubs and trees and planting borders. There is a decked area as well as paved patio and timber summer house. You will find access to the garage as well as side gated access to the frontage. The oil fired boiler can also be found externally to the rear





Approximate total area⁽¹⁾

929.68 ft²

86.37 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.