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*High Road, Wortwell*  
Nr Harleston, Norfolk

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ESTATE AGENTS



## *High Road, Wortwell*

Offered to the market in show-home condition, this pristine detached bungalow has been cleverly extended to offer generous family accommodation incorporating four double bedrooms, bathroom with shower, wetroom, stunning open-plan kitchen/dining room, reception room and study. Sitting in a large plot of just under an acre with beautiful and established gardens, there is a substantial outbuilding incorporating a double garage and home office with WC plus driveway parking for a large number of vehicles. Included in the sale is a purpose-built cattery which enjoys independent access and offers a ready-made income stream.

### **Accommodation comprises briefly:-**

- Four double bedrooms
- Family bathroom with separate shower
- Study
- Open-plan kitchen/dining room
- Utility
- Wetroom with WC
- Reception room
- In and out driveway to front
- Further gated driveway
- Outbuilding incorporating double garage and home office with WC
- Beautiful rear gardens
- Purpose built cattery offering business potential or easy conversion
- Sought-after village location close to market towns
- Wheelchair access doors throughout



### **The Property**

A half glazed uPVC front door opens into the entrance hallway with space and hanging for coats and boots, airing cupboard with radiator and slatted shelving and access to boarded loft space. Overlooking the front aspects through fabulous bay windows are two large and beautifully presented double bedrooms which offer ample space for bedroom furniture with two further double bedrooms overlooking rear and side aspects respectively. The well appointed family bathroom with slate floor and Velux window above comprises twin washbasins, 2 person bath in tiled surround, close coupled WC and corner shower with large overhead shower.

A stunning open-plan kitchen/dining room overlooks the rear garden, enjoys access to the patio through French doors to the side and offers ample space for table, chairs and dressers. With attractive porcelain floor tiles throughout the well appointed kitchen is fitted with an excellent range of soft close, light cream wall, base and drawer units with granite worktops and upstands, stainless steel sink with hot and cold mixer tap over, Kenwood range-cooker with extractor hood over, integrated NEFF dishwasher and space for fridge. Through a glazed door, a useful utility room benefits from access to the driveway and houses a Baxi gas fired boiler, water softener and fuse box and is fitted with granite effect worktop with inset sink and drainer and space and plumbing under for washing machine and drier. A fully tiled wetroom with opaque window to side comprises WC, shower and washbasin. Overlooking and accessing the rear garden through French doors, an attractive and spacious lounge has window to side and sits adjacent to the study which in turn overlooks the side aspect.

### **Location**

Wortwell is located between the two market towns of Bungay and Harleston. 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 (now showing films) and leisure facilities including indoor swimming pool and golf club.

The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.





### Outside

The property is approached over a large, shingled, in and out driveway offering parking for many vehicles and leading through double gates to a brick weave driveway which in turn leads up to the double garage fitted with electric up and over doors, power and light connected. This fantastic outbuilding is twin skinned lending itself to easy conversion if desired. The rear of the building has been utilised as a home office and WC to the cattery and currently comprises office space with washing facilities – sink and drainer, worktop with storage under and space and plumbing for washing machine and drier. A separate WC is fitted with washbasin and extractor fan.

Access to the garden is also gained to the right hand side of the property leading through a shingled area and wrought iron gate. The stunning rear garden is enclosed on two sides by a high bank at the rear and planted up with an established line of trees giving enviable privacy. Laid mainly to lawn and landscaped with well stocked and established flower and shrub beds, two patio areas are located to the side and rear of the property and offer attractive outside entertaining areas.

**Offering potential purchasers a good income stream, or scope for conversion to a workshop, the purpose built cattery incorporates ten thermostatically heated boarding chalets with an isolation unit and store room as well as power and light. The sale also includes a summer house and useful timber shed.**



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

Gas central heating.  
Mains drainage.  
Mains water and electricity.

EPC - tbc

### Local Authority:

South Norfolk District Council  
Tax Band: C  
Postcode: IP20 0EN

### Tenure

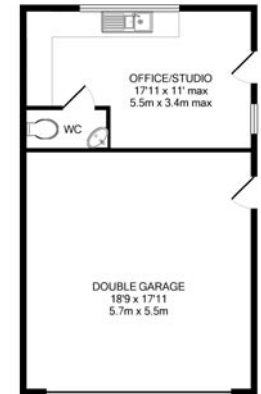
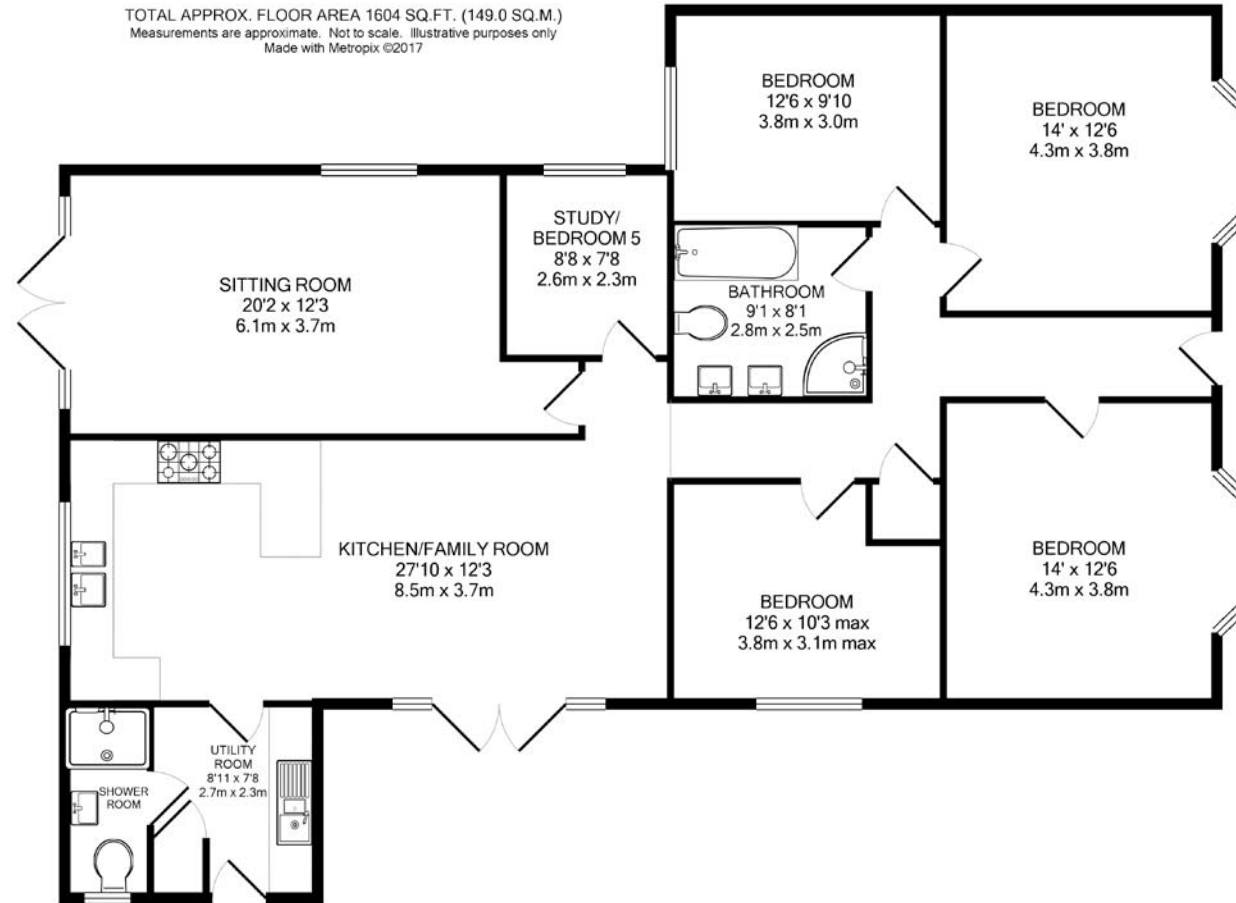
Vacant possession of the **freehold** will be given upon completion.

### 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: £500,000**

TOTAL APPROX. FLOOR AREA 1604 SQ.FT. (149.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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TOTAL APPROX. FLOOR AREA 533 SQ.FT. (49.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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To arrange a viewing, please call 01379 882535

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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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