



New House  
Wortham

Guide Price £350,000

LACY SCOTT  
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150 YEARS est. 1869

# New House

Willow Corner | Wortham | Diss | IP22 1PS

Diss 3 Miles, Thetford 17 Miles, Bury St Edmunds 18 Miles

Lacy Scott & Knight are pleased to offer this individual, detached home for sale in the popular village of Wortham – Viewing is strongly recommended

Sitting Room | Kitchen | Dining Room | Family Room | Cloakroom | Three Bedrooms | Family Bathroom | Gardens Front & Rear | Garage | Off Road Parking

## New House

This individual, detached home is situated in the popular village of Wortham and offers the charm of an older style property but offering the modern amenities that we now expect.

When the current owners first saw the cottage, they knew it was the right place and location to bring up their new family. 'We knew straight away that it was something we could see ourselves in and just loved it. The only reason we are now looking to move is that a wonderful opportunity has come up in the village which has brought our plans forward.'

The current owners have maintained the cottage with love and care and as well as updating the décor, they have added more, much needed storage.

The property was built in 2003 and is presented to an excellent standard. It is situated in a delightful, slightly elevated position with views over the field to the rear. It sits a short walking distance away from the picturesque village



common and amenities which include village primary school, village shop and tea rooms, village hall, tennis courts, church and public house.

Entering the property from the front there is the sitting room with a brick fireplace and hearth with views over the enclosed private front garden. The dining room looks over the rear garden and gives access to the family room. This room is light and airy and could be used for a variety of uses, one of which could be a home office. It has doors out to the patio and rear garden.

The kitchen is well appointed and has a range of wall and base units as well as integral dishwasher, fridge and freezer. The first floor offers 3 bedrooms and a family bathroom.

## Outside

The property is accessed up a drive which leads to the parking and the garage which has power and light.

The front garden which is fully enclosed and is, in the main, laid to lawn offers a high degree of privacy. The rear garden which is accessed from the family room has a delightful outlook to the adjoining field, is mainly laid to lawn with a

terraced area which makes this a perfect area for al fresco entertaining.

### Location

Wortham is a traditional Suffolk Village reputed to have one of the largest commons in the County and benefits from Parish facilities including a Primary School, St Mary the Virgin Church, Public House, a village shop with Tea Rooms and a vibrant Sports Club (tennis, cricket and football), approximately 3 miles to the north-east is the market town of Diss with the direct commuters rail service to London Liverpool Street taking approximately 90 minutes and services to Cambridge, Ipswich and Norwich.

Approximately 18 miles to the south-west is the market town of Bury St Edmunds which provides a wide range of services and access to the A14.

Nearby there is Wortham Ling which is characterised by its open common which has remained unchanged for many hundreds of years and has a wealth of wildlife and wildflowers.

### Services

Mains water, drainage and electricity are connected.

### Local Authority

Babergh Mid Suffolk Council.

### Directions

Leaving Bury St Edmunds on the A143 in the direction of Diss continue into the village of Wortham and turn left onto the common and follow the road past the village tennis courts. The property is located on the left hand side





#### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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- b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
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- e) Should any dispute arise as to the boundaries or any pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

## Willow Corner, Wortham, Diss

Approximate Area = 1036 sq ft / 96 sq m (excludes garage)

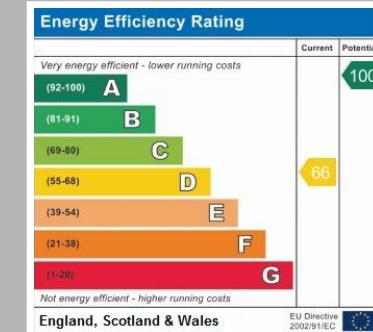
Limited Use Area(s) = 18 sq ft / 2 sq m

Total = 1054 sq ft / 98 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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