



Long Green | Wortham | Norfolk Offers in region of £525,000

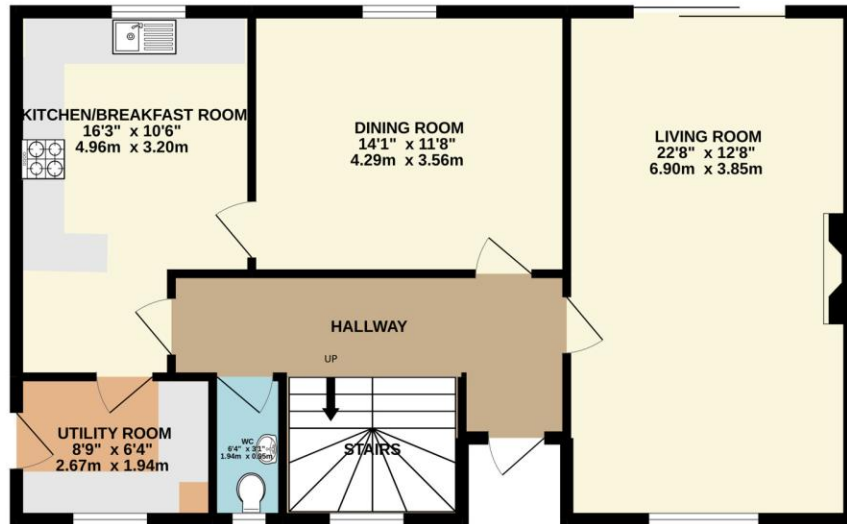
**PARSON**  
Your Local Independent Estate Agent





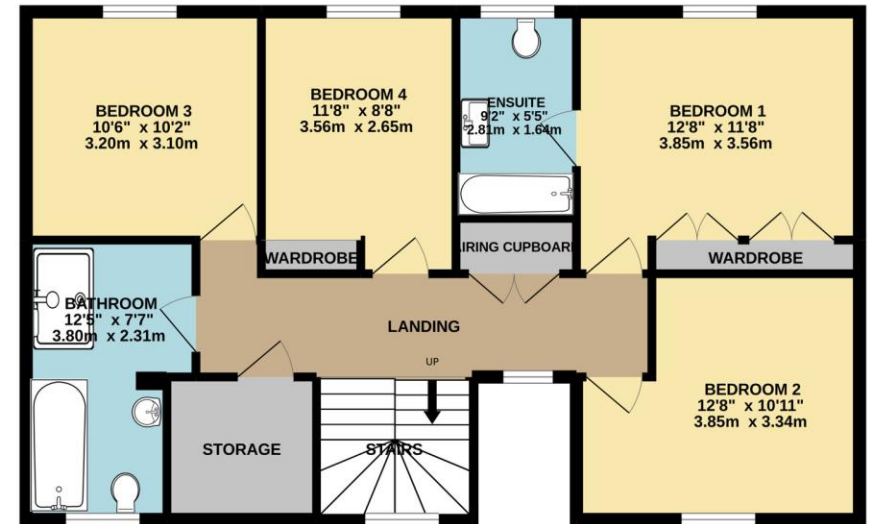
## GROUND FLOOR

821 sq.ft. (76.3 sq.m.) approx.



## FIRST FLOOR

811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.7 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.

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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, your solicitor must verify this.

**Detached Family Home   Oil Fired Central Heating   Double Garage   Large Plot   Two Reception Rooms   UPVC Double Glazed**

**Four Bedrooms   Utility Room   En-Suite To Master**

This spacious four bedroom detached family home sits on a generous plot and is situated in the highly sought after village of Wortham. The property benefits from four double bedrooms, en-suite to master, double garage, ample off road parking, two reception rooms and kitchen/breakfast room. This property is a must see so call now to arrange your viewing.

**LOCATION**

The property occupies an ideal position set back from the road on The Common and has a village stores/post office nearby. Wortham in addition has a primary school which is a feeder school for Hartismere Academy, active local community including bowls club and tennis club together with village hall. Regular bus service. Diss is 3 miles.

**ENTRANCE HALL**

Front door, stairs and radiator.

**W/C**

Radiator, W/c, wash basin and UPVC double glazed window to the front.

**LIVING ROOM**

Two radiators, UPVC sliding doors to rear and UPVC window to the front, tv point and wood burner.

**DINING ROOM**

Radiator and UPVC double glazed window to the rear,

**KITCHEN/BREAKFAST ROOM**

A range of base units, double sink, breakfast bar, radiator, UPVC double glazed window to the rear, space for dish washer, range and fridge/freezer.

**UTILITY ROOM**

UPVC double glazed window to the front, side door, base units with space for washing machine.

**LANDING**

Two UPVC double glazed windows to the front, airing cupboard, loft access, storage cupboard and radiator.

**BEDROOM FOUR**

Built in wardrobe, radiator and UPVC double glazed window to the rear.

**BEDROOM THREE**

Radiator and UPVC double glazed window to the rear.

**BATHROOM**

Shower, panelled bath, w/c, wash basin with vanity unit, UPVC double glazed window to front and heated towel rail.

**BEDROOM TWO**

Built in wardrobe, radiator and UPVC double glazed window to the front.

**BEDROOM ONE**

Radiator, UPVC double glazed window to the rear, built in wardrobe and access to en-suite.

**EN-SUITE SHOWER ROOM**

Panelled bath with shower over, heated towel rail, radiator, wash basin with vanity unit, UPVC double glazed window to the front and w/c.

**OUTSIDE**

The front has a gated entrance and is fully endosed with large shingle driveway, hard standing, and side access large enough for vehides.

To the rear you have a private garden with large patio and brick weave area, the rest laid to lawn with summer house, double garage a large workshop with a car hoist and outbuildings that are currently used for classic cars which have power and light.

The plot is approximately 0.4 acres.











**AGENTS NOTE**

Tenure - Freehold

**EPC = D**

**COUNCIL TAX BAND = F**

**DIRECTIONS** Coming into Wortham from Diss on the A143 go past the village store/post office and turn right by the village sign. Turn immediately left onto Long Green and the property will be found on the left hand side.

Our range of services include:

**CONVEYANCING**

Our fast and efficient conveyancing service is competitively priced.

**MORTGAGES**

With our independent mortgage service, we have a vast range of lenders with many different products. Our expert mortgage advisers can find the best mortgage to suit you and at the best rates.

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DISS  
HARLESTON  
PARK LANE, LONDON

enquiries@parson.ltd.uk  
harleston@parson.ltd.uk

01379 650680  
01379 852200  
0207 0791460

Centralised hub:  
Caxton House Victoria Road Diss Norfolk IP22 4JN

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