



## The Ling, Wortham, Diss, IP22 1ST

**Offers Over £350,000**

Situated in a sought after location enjoying stunning views over Wortham Ling, this three bedroom detached bungalow offers no onward chain and further benefits from three double bedrooms, single garage and westerly facing rear gardens.

- Single garage
- Outstanding views over Wortham Ling
- 3 double bedrooms
- Westerly facing rear gardens
- Sought after location
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Enjoying a rural but yet not isolated position, the property is found upon 'the Ling' being an idyllic and rural common cared for by the Suffolk Wildlife Trust and offering an expanse of rural countryside walks within the beautiful and unspoilt countryside running through the Waveney Valley, whilst being just five miles drive to the west of Diss. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached bungalow built in 1967 of traditional brick and block cavity wall construction under an interlocking tiled roof with upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Offering light and spacious accommodation giving versatile living space of over 1,000 sq ft with particular notice being drawn to the beautiful rural views over Wortham Ling.

### Externally

The property is set back from the road being approached via a hardstanding driveway giving off-road parking for multiple vehicles leading to the single garage with up and over door to front and workshop/shed 20' 0" x 8' 0" (6.1m x 2.44m) with electrics and workbench adjacent to the garage. The gardens wrap around the property being predominantly laid to lawn having beautiful views over the Ling to the front whilst enjoying a westerly aspect to the rear with patio area creating excellent space for alfresco dining, plants and shrubs providing colour during the summer months, whilst being enclosed by brick walling and panel fencing.

The rooms are as follows:

**ENTRANCE HALL:** 4' 11" x 14' 11" (1.52m x 4.55m) Giving access to reception room, kitchen/diner, three double bedrooms and bathroom. Loft space above and storage cupboard to side.

**RECEPTION ROOM:** 19' 2" x 11' 6" (5.85m x 3.52m) Double aspect to front and side being a bright and spacious reception room having beautiful views over the Ling.

**KITCHEN/DINER:** 19' 9" x 10' 7" (6.04m x 3.24m) Double aspect to side and rear, the kitchen offers a good range of wall and floor units, roll top work surfaces, four ring electric hob with extractor above, Neff oven, one and a half bowl sink with drainer and mixer tap, integrated microwave and dishwasher, space for dining table and chairs. Two storage cupboards and airing cupboard to side. Giving access to utility room.

**UTILITY:** 5' 4" x 12' 4" (1.64m x 3.77m) Triple aspect to front, side and rear with storage units, work surfaces, plumbing for washing machine, external door to side. Views over the Ling.

**BEDROOM ONE:** 11' 6" x 11' 1" (3.51m x 3.38m) With window to front being a large double bedroom having views over the Ling.

**BEDROOM TWO:** 11' 6" x 9' 10" (3.53m x 3.01m) With window to side being a double bedroom overlooking the rear gardens.

**BEDROOM THREE:** 8' 3" x 11' 1" (2.54m x 3.40m) With window to side lending itself for potential office space.

**BATHROOM:** 7' 6" x 6' 2" (2.29m x 1.89m) With window to rear comprising shower cubicle, low level wc, hand wash basin over vanity unit, heated towel rail. Tiled throughout. Underfloor heating.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8089



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

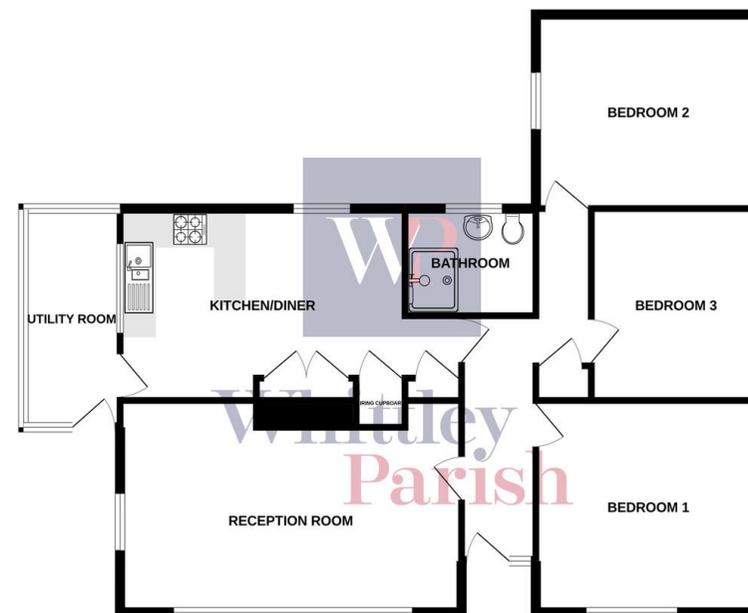
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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 areas 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 for any prospective purchase. 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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