



High Road, Wortwell
Nr Harleston, Norfolk



**MUSKER
MCINTYRE**
ESTATE AGENTS

High Road, Wortwell

Sitting within a substantial plot, this impressive non-estate detached family home is located in the popular village of Wortwell and offers spacious accommodation comprising two reception rooms, plus conservatory and study with four bedrooms and garage. With well tended gardens backing on to the beck, the property further comprises garage and ample driveway parking and is offered to the market CHAIN FREE.

Accommodation comprises briefly:-

- Entrance porch and hall
- Cloakroom
- Kitchen and utility room
- Dining room
- Conservatory and study
- Sitting room
- Master en-suite
- Three further bedrooms
- Family bathroom
- Front and rear gardens
- Driveway parking
- Garage with electric up and over door
- Double glazed throughout



The Property

A useful, fully glazed entrance porch offers space and hanging for boots and coats with a part glazed door leading into the entrance hall which accesses the ground floor accommodation with stairs rising to the first floor. A door on the right hand side leads into the cloakroom with opaque window to front, pedestal washbasin and close coupled WC. The kitchen with tiled floor and serving hatch to dining room, overlooks the rear garden and is fitted with a good range of solid wood wall, base and drawer units with granite effect worktop, inset cylindrical stainless steel sink and drainer, electric oven and tiled splashbacks. An opening leads through into the utility room with door to garden, personal door to garage and wall mounted gas fired boiler. The utility room is further fitted with matching base units and worktop with space and plumbing under for dishwasher, washing machine and tumble drier. Opposite the study, the dining room leads directly through to the conservatory with tiled floor and doors to garden. A good sized sitting room again accesses the garden via French doors and has a fireplace, fitted with coal effect gas fire, offering a cosy focal point. Stairs rise from the hallway to a landing with window to front, airing cupboard with slatted shelving and access hatch to loft space. The master bedroom overlooks the pretty rear garden and benefits from an ensuite shower room. Two further double bedrooms overlook front and rear aspects respectively, with the third bedroom, a generous single, overlooking the front. In need of updating, the family bathroom comprises a peach coloured suite with electric shower over the bath, opaque window to side and chrome heated towel rail.

Outside

The property is set back nicely from the road and approached over a brickweave driveway which offers ample parking and accesses the single garage, which in turn boasts an electric up and over door, personal door to the utility room and is power and light connected. To the right of the driveway a front garden is mainly laid to lawn and planted up with a conifer and some established shrubs. Gated access on both sides of the property leads round to a pretty and well tended south facing rear garden which leads down to the beck, a shallow stream which forms part of a well managed drainage system. The garden is mainly laid to lawn with well stocked surrounding borders and a beautiful magnolia tree giving some shade in the summer months. A small workshop is cleverly screened by a pergola covered in honeysuckle and wisteria. A greenhouse and timber shed are also included in the sale.



Location

Wortwell is located between the market towns of Bungay and Harleston and has an active community centre and two good play areas plus highly regarded pub/restaurant with shop. 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.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation. Curtains and rails are included.

Services

Gas fired central heating and hot water.
Mains water, electricity and drainage.
EER - D

Local Authority:

South Norfolk District Council

Council Tax Band: E

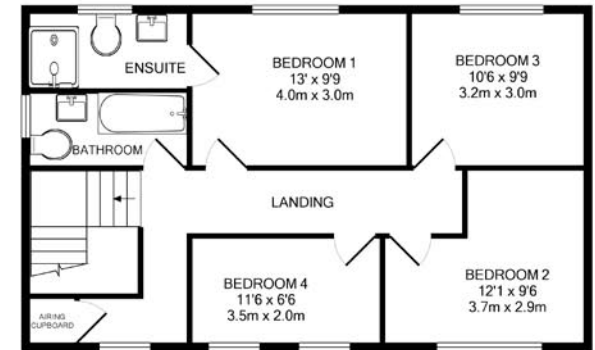
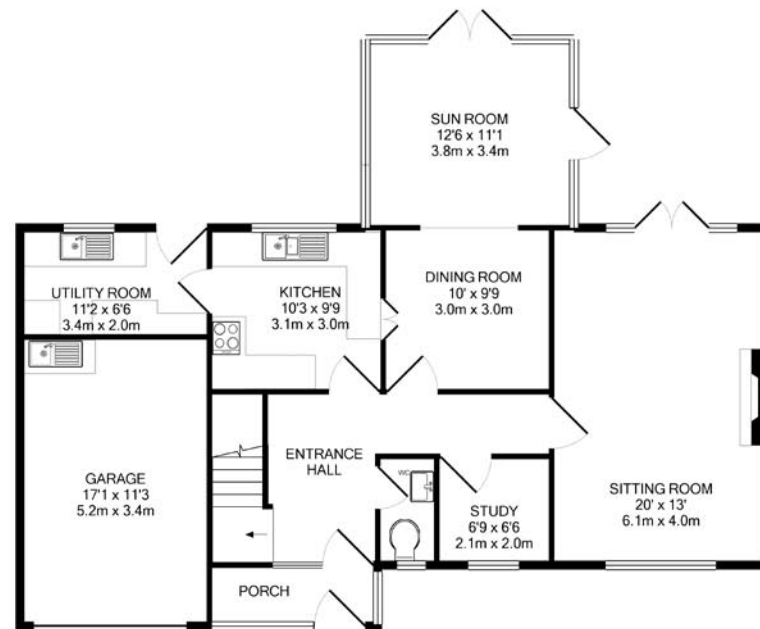
Postal Code: IP20 0EF

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.



TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2016

Guide Price: £330,000

To arrange a viewing, please call 01379 882535

www.muskermcintyre.co.uk

Offices throughout Norfolk & Suffolk:

Bury St Edmunds	01284 848454
Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205
Saxmundham	01728 888117

A member of  OnTheMarket™

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.



HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk