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*Tunbeck Close, Wortwell,*  
Nr Harleston, Norfolk

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ESTATE AGENTS

A detached family home, situated in the centre of the popular village of Wortwell and overlooking the village playing field from the front. The property offers spacious accommodation including two reception rooms and three first floor double bedrooms and benefits from ample car parking, single garage and front and rear gardens. The property is offered to the market with No Onward Chain.

**Accommodation comprises briefly:**

- Entrance Hall
  - Cloakroom
  - Sitting Room
  - Kitchen/Breakfast Room
  - Spacious Family/Dining Room
  - First Floor Landing
  - Three Double Bedrooms
  - Family Bathroom
- Outside
- Front and Rear Gardens
  - Ample Car Parking
  - Single Detached Garage
  - Village Location

**The Property**

The front door opens into the entrance hall with stairs rising to the first floor with under stair cupboard. To the left is the cloakroom with WC and wash basin. The sitting room is on the right and overlooks the front aspect with attractive brick open fireplace and double doors opening into the spacious family/dining room with a further set of double doors opening into the rear garden. This room also opens into the kitchen which is well fitted with a matching range of wall, base and drawer units, solid timber work surfaces with ceramic Butler sink, integrated dishwasher, washing machine and fridge and a range cooker with extractor over. A window overlooks the front aspect and a door leads into the hallway. Stairs rise to the first floor landing with Velux window and loft access hatch. The double aspect master bedroom has views over the playing field and is fitted with a range of wardrobes and drawer unit. There are two further bedrooms and family bathroom comprising a panelled bath, wash basin set in a vanity unit, WC and heated towel rail.

**Outside**

The property is accessed from Tunbeck Close along a gravelled driveway which leads to the single garage with power and light connected. The front garden is laid to lawn with flower and shrub borders and a side gate which opens into the rear garden which is fully enclosed and laid with shingle and paving and planted with a variety of shrubs and trees.

## *Tunbeck Close, Wortwell*





## Location

Wortwell is located between the market towns of Bungay and Harleston and has a thriving pub, an active community centre and is on a main bus route. 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 and leisure facilities including indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Electric Storage Heaters

Mains drainage, electricity and water are connected.

EPC Rating: TBC

### Local Authority:

South Norfolk District Council

Council Tax Band: C

Postal Code: IP20 0HS

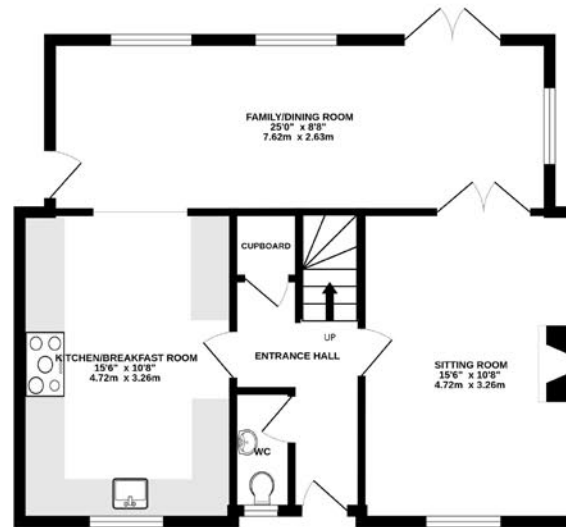
### Tenure

Vacant possession of the freehold will be given upon completion.

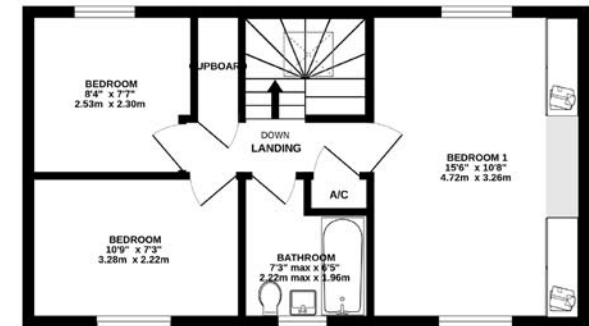
### Agents' Note

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.

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.3 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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**Guide Price: £325,000**

**To arrange a viewing, please call 01379 882535**

Offices throughout Norfolk & Suffolk:

Diss	01379 644822
Bungay	01986 888160
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Halesworth	01986 888205



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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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