



## Long Green, Wortham, Diss, IP22 1PP

**Guide Price £425,000**

Occupying a sought after and tranquil position upon Wortham Green, this spacious five bedroom chalet offers versatile living space in the regions of 1400 sq ft. With grounds extending to 0.42 acres (sts).

- Grounds extending to 0.42 acres (sts)
- Detached garage
- Well stocked & established gardens
- Freehold
- Rural outlook over Green
- Approx 1400 sq ft
- Council Tax Band C
- Energy Efficiency Rating F.





## Property Description

### Situation

Tucked away in a secluded position, the property enjoys a pleasing position upon Wortham Green set back from the road and entertaining rural views over the Green itself. The traditional and desirable village of Wortham lies off the A143 on the north Suffolk borders and within the beautiful roaming countryside along the Waveney Valley. The village is steeped in history being well established and offering a beautiful assortment of many period and attractive properties predominantly centred around a large village Green. There is further the benefit of local amenities by way of a village shop, tea room, schooling and village hall with sports facilities. A more extensive range of amenities and facilities can be found within the historic market town of Diss lying 4 or so miles to the east and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a spacious five bedroom chalet, individually built in the 1960's and offering a great deal of versatile living space in the regions of 1400 sq ft. Three of the five bedrooms are located at first floor level, (bedroom five accessed via bedroom four) whilst at ground floor level there are a further two well proportioned bedrooms coupled with two reception rooms and having a great deal of potential for any oncoming purchaser to adjust the living space to suit.

### Externally

The property is approached via a hard standing driveway having good off-road parking for a number of vehicles leading up to the property and adjacent single detached garage. The main gardens lie to the rear and are of a generous size being well stocked and established and having a good deal of privacy/seclusion within. In essence the gardens extend to the regions of 0.42 acres (sts) with a good provision of outbuildings found towards the rear boundaries.

The rooms are as follows

**ENTRANCE HALL:** Access via upvc double glazed frosted door to front, stairs rising to first floor level. Access to the reception rooms, two bedrooms, kitchen, wc and bathroom. Good provision of built-in storage cupboard space.

**RECEPTION ROOM ONE:** 13' 5" x 10' 10" (4.09m x 3.31m)

Enjoying a leafy green outlook, open fireplace to side. Sliding door giving access through to the kitchen and flooded by plenty of natural light due to a southerly aspect.

**RECEPTION ROOM TWO:** 12' 10" x 10' 10" (3.91m x 3.31m) Again found to the front of the property and enjoying views over the Green to the south.

**KITCHEN:** 13' 4" x 9' 11" (4.06m x 3.02m) A double aspect room found to the rear of the property, kitchen to side with roll top work

surfaces, one and a half bowl sink with drainer and mixer tap and space for white goods. Access through to the rear hall and store beyond.

**BATHROOM:** 5' 3" x 6' 6" (1.61m x 1.98m) With frosted window to rear comprising a panelled bath with wash hand basin to side. Part tiled walls, (wc adjacent to the bathroom having window to side and replaced wc).

**BEDROOM ONE:** 10' 10" x 9' 11" (3.31m x 3.02m) With window overlooking the rear gardens. A generous double bedroom. Alcove to side giving useful space for storage.

**BEDROOM TWO:** 10' 10" x 9' 10" (3.31m x 3.00m) Window to the side aspect. Another double bedroom.

**FIRST FLOOR LEVEL; LANDING:** Giving access to bedrooms three and four.

**BEDROOM THREE:** 13' 0" x 11' 3" (3.96m x 3.43m) A double aspect room with windows to front and side. A spacious double bedroom.

**BEDROOM FOUR:** 6' 6" x 11' 11" (1.98m x 3.63m) Window to front and providing access through to bedroom five.

**BEDROOM FIVE:** 9' 7" x 11' 11" (2.92m x 3.63m) Window to side aspect, wc beyond and good storage space within eaves.

#### SERVICES

Drainage - Septic tank

Heating type - Oil central heating

EPC rating - F

Council Tax Band - C

Tenure - Freehold

**OUR REF:** 8362





## Viewing Arrangements

Strictly by appointment

## Contact Details

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