



Long Green, Wortham, Diss, IP22 1PU

Guide Price £500,000 - £550,000

A spacious four double bedroom detached family home in the idyllic Village of Wortham. The property is well suited to family life with accommodation in the region of 1700 sq ft and also benefits from being chain free.

- Four double bedrooms
- En-suite to master bedroom
- Two reception rooms
- 0.37 acre plot (STMS)
- Vehicular side access
- Council Tax Band F
- Freehold
- Energy Efficiency Rating D.



Property Description

Situation

Found in a tranquil and secluded situation the property enjoys a most pleasing position set back off Wortham Green and enjoying beautiful views over the un-spoilt common land. The traditional and attractive village of Wortham lies off the A143 on the North/Suffolk borders and is a well-established and well served village with a beautiful assortment of many period and attractive properties all predominantly along a large village green. There is still the benefit of good local amenities by way of having a public house, village shop, tea room, schooling and village hall with sports facilities, (also within the Hartismere school catchment). A more extensive and diverse range of day to day amenities and facilities can be found just some 4 or so miles to the east within the historic market town of Diss further having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a spacious four bedroom detached house having understood to have been built in the 1980's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. With the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators. With accommodation in the region of 1700 square feet spread across two floors, this property makes the ideal family home.

Externally

The property is set well back off the green and approached via a large shingle driveway which is enclosed by brick walling and gates that give access onto the driveway, the driveway then leads up to the house and gives extensive off-road parking for a number of vehicles. The property has double gates to both sides with the left hand side providing vehicular access to the double garage, further vehicle storage can be found to the rear end of the garden, here you will find a workshop that is fitted with a mechanics lift (the vendor advises this could remain and be removed). The main gardens are found to the rear of the property enjoying a southerly aspect and being well stocked and established. Abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALLWAY: Entry via upvc door into the entrance hallway, two obscure double glazed windows either side of the entrance door, laminate flooring, radiator and under stairs storage space.

LIVING ROOM: 22' 8" x 12' 8" (6.91m x 3.86m) Laminate flooring, double glazed window to front elevation, radiator, double glazed sliding door to rear elevation, further radiator. Inset log burner with marble hearth and surround.

DINING ROOM: 14' 1" x 11' 8" (4.29m x 3.56m) Laminate flooring, radiator, double glazed window to rear elevation.

KITCHEN/BREAKFAST ROOM: 16' 3" x 10' 6" (4.95m x 3.2m) Industrial style kitchen with base level units and work surfaces over with breakfast bar, space for appliances such as cooker, dishwasher, and free standing American style fridge/freezer, radiator, tiled splashbacks and double glazed window to rear elevation, tiled flooring.

WC: Obscure double glazed window to front elevation, wash hand basin, low level wc, radiator.

UTILITY ROOM: 8' 9" x 6' 4" (2.67m x 1.93m) Tiled flooring, industrial style units with work surfaces over, tiled splashback, inset sink and drainer, double glazed window to front elevation, upvc double glazed door to side elevation, radiator.

FIRST FLOOR LEVEL: LANDING: Radiator, double glazed window to front elevation, airing cupboard, further storage cupboard into an eaves space, doors to ...

BEDROOM ONE: 12' 8" x 11' 8" (3.86m x 3.56m) Double glazed window to rear elevation, radiator, fitted wardrobes, door into en-suite.

EN-SUITE: 9' 2" x 5' 5" (2.79m x 1.65m) Radiator, obscure double glazed window to rear elevation, lino style floor, low level wc, vanity unit wash hand basin with storage cupboards beneath, P shaped bath, part tiled walls.

BEDROOM TWO: 12' 8" x 10' 11" (3.86m x 3.33m) Double glazed window to front elevation, radiator.

BEDROOM THREE: 10' 6" x 10' 2" (3.2m x 3.1m) Double glazed window to rear elevation, radiator, integral wardrobe space with further space for chest of drawers.

BEDROOM FOUR: 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to rear elevation, radiator.

FAMILY BATHROOM: 12' 5" x 7' 7" (3.78m x 2.31m) Lino flooring, obscure double glazed window to front elevation, low level wc, panelled bath, single shower cubicle, radiator, two heated towel rails, vanity sink unit.

SERVICES

Drainage - Private septic tank

Heating type - Oil

EPC rating - D

Council Tax Band - F

Tenure - Freehold

OUR REF: 8370



Viewing Arrangements

Strictly by appointment

Contact Details

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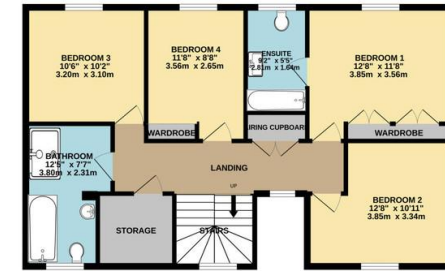
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GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



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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