



Long Green, Wortham, Diss, Suffolk, IP22 1PU

MARK · EWIN
BURY ST EDMUNDS

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A substantial Grade II listed character property offering charming accommodation complete with ample off-road parking and outbuildings located in the village of Wortham. The property lies in a beautiful spot on the village common and is located close to the town of Diss with a mainline train station and amenities.

The property is approached via driveway flanked by the large gardens. Once inside you are greeted by the entrance porch which leads into the sitting room. The stunning sitting room offers exposed beams and a substantial redbrick fireplace with a log burner and there is a snug located off the sitting room complete with a further brick fireplace and log burner. There is a spacious hallway which leads into the study offering a useful work from home space.

The ground floor also offers further accommodation of a kitchen/dining room, utility room, entry/lobby and ground floor shower room. The kitchen provides an attractive range of wooden units and worktops and space for a fridge freezer, cooker and dishwasher.

The first-floor accommodation offers a stunning vaulted principal bedroom completed with a staircase leading to the ground floor. There are three further bedrooms, bedroom two benefits from a built-in cupboard and the bathroom completes the accommodation.

Outside, the property offers a large driveway giving access to the substantial off-road parking area. The gardens is mainly laid to lawn with mature trees and shrubs and a pond. From the rear door of the property, there is a shingle area along with areas for ample seating and entertaining. There are planted beds for various flowers and shrubs along with access to the outbuildings.

Additional Information:

Tenure: Freehold

EPC Rating: N/A

Council Tax Band: F

Broadband: Standard and Superfast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE & O2 are 'Likely' with Vodafone & Three 'Limited' in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil fired central heating and drainage via a septic tank.

(Please note that none of these services have been tested by the selling agent.)



Directions

When entering Wortham from the A143 heading north east, turn left onto Church Road and then left onto Wash Lane. Continue along the road where the property can be found on the left hand side.

Location

Wortham is a quaint village located a few miles from Diss. The village offers a Primary School, village store and post office (Wortham Tea Shop). with nearby Diss offering a further array of everyday facilities.

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Accommodation:

GROUND FLOOR

Porch 5' 6" x 2' 10" (1.67m x 0.87m)

Hall 6' 7" x 15' 10" (2.01m x 4.82m)

Sitting Room 16' 11" x 15' 10" (5.15m x 4.82m)

Snug 14' 7" x 15' 10" (4.45m x 4.82m)

Office 13' 11" x 12' 7" (4.25m x 3.83m)

Kitchen 11' 5" x 17' 2" (3.49m x 5.22m)

Dining Room 11' 5" x 12' 11" (3.49m x 3.93m)

Utility 6' 5" x 7' 4" (1.95m x 2.24m)

Entry/Lobby 6' 5" x 5' 7" (1.95m x 1.71m)

Shower Room 6' 5" x 8' 8" (1.95m x 2.65m)

FIRST FLOOR

Landing 8' 0" x 15' 10" (2.44m x 4.82m)

Bedroom 13' 11" x 12' 7" (4.25m x 3.83m)

Bedroom 12' 10" x 9' 10" (3.90m x 2.99m)

Bedroom 9' 8" x 15' 10" (2.94m x 4.82m)

Bedroom 11' 3" x 16' 2" (3.44m x 4.92m)

Bathroom 12' 10" x 5' 9" (3.90m x 1.74m)

Additional Information:

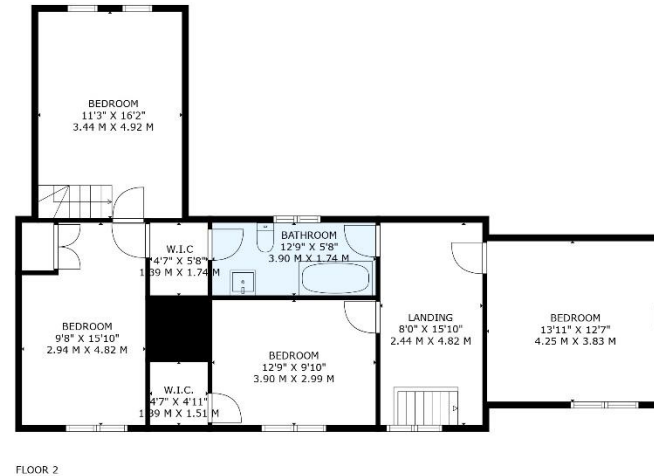
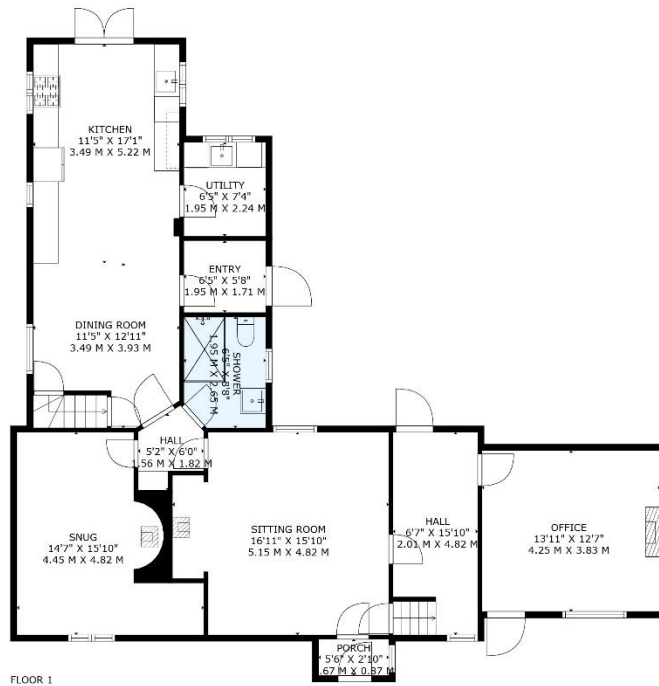
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Guide Price £700,000
Freehold





TOTAL: 2189 sq. ft, 203 m2
 FLOOR 1: 1252 sq. ft, 116 m2, FLOOR 2: 937 sq. ft, 87 m2
 EXCLUDED AREAS: PORCH: 16 sq. ft, 1 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dopp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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