



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

MARK · EWIN
BURY ST EDMUNDS

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A substantial and well-presented, four-bedroom detached house in a village location and offering off-road parking and a double garage.

The accommodation on the ground floor comprises an entrance porch and hallway, cloakroom, good-sized and open plan sitting/dining room, fitted kitchen with a utility room located off and a conservatory leading to the garden.

Moving to the first floor, there are four bedrooms, two benefit from ensuite shower rooms and the modern family bathroom completes the accommodation on offer.

Outside, parking is offered via a driveway to the front and rear of the property and leads to the double garage. To the rear, the delightful garden is mainly laid to lawn with a paved patio area and planted beds hosting a variety of flowers, shrubs and trees.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric and Water. Heating via oil fired central heating. 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, 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 rated by Ofsted as Outstanding, village store and post office (Wortham Tea Shop). with nearby Diss offering a further array of everyday facilities.

Accommodation:

Entrance Porch 4' 10" x 6' 7" (1.48m x 2.00m)

Hallway 17' 9" x 7' 10" (5.41m x 2.40m)

Sitting Room 16' 5" x 18' 10" (5.01m x 5.74m)

Dining Area 10' 4" x 14' 0" (3.14m x 4.26m)

Study 10' 11" x 11' 11" (3.32m x 3.63m)

Kitchen 11' 10" x 10' 6" (3.61m x 3.21m)

Utility Room 11' 11" x 6' 2" (3.62m x 1.87m)

Conservatory 19' 2" x 10' 6" (5.84m x 3.21m)

Landing 14' 10" x 6' 9" (4.52m x 2.05m)

Bedroom 11' 11" x 11' 9" (3.62m x 3.59m)

Ensuite 11' 6" x 4' 11" (3.51m x 1.49m)

Bedroom 12' 7" x 18' 10" (3.84m x 5.74m)

Ensuite 7' 1" x 6' 11" (2.15m x 2.12m)

Bedroom 11' 1" x 11' 9" (3.39m x 3.58m)

Bedroom 7' 1" x 10' 10" (2.15m x 3.31m)

Bathroom 6' 5" x 6' 9" (1.95m x 2.05m)

Rear Garden

Driveway

Additional Information:

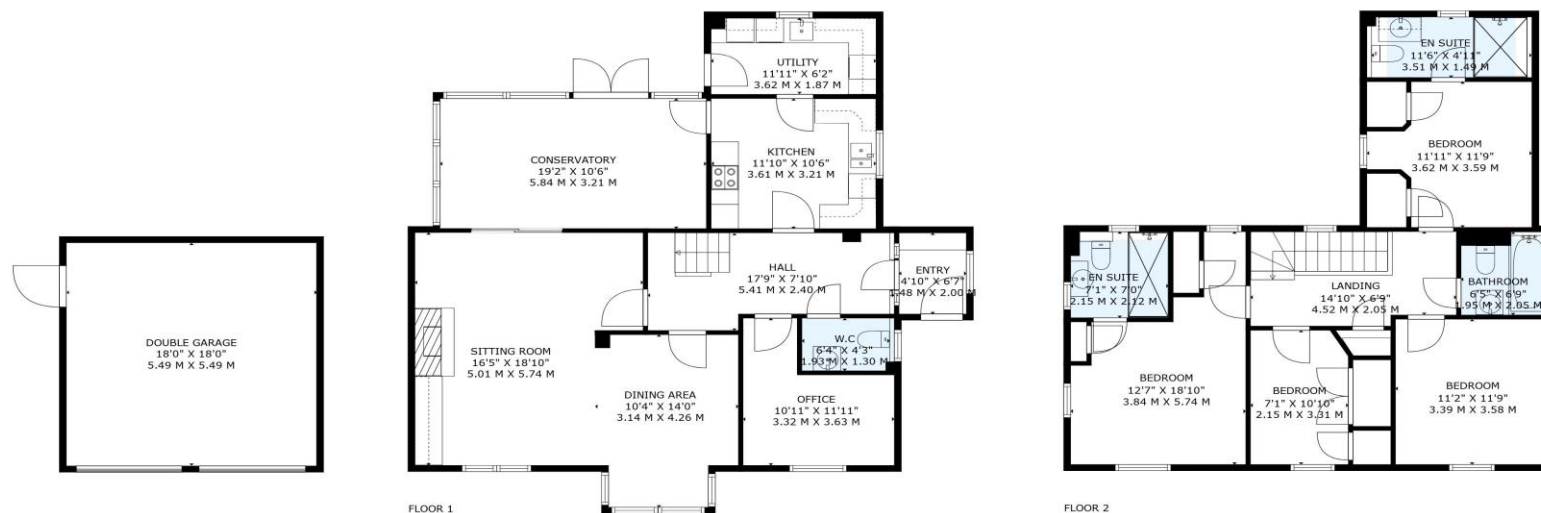
Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

Offers Over £475,000
Freehold





TOTAL: 1932 sq. ft, 180 m²
 FLOOR 1: 1126 sq. ft, 105 m², FLOOR 2: 806 sq. ft, 75 m²
 EXCLUDED AREAS: DOUBLE GARAGE: 325 sq. ft, 30 m², LOW CEILING: 50 sq. ft, 3 m²

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



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.

www.markewin.co.uk

01284 217530 team@markewin.co.uk

77 St Johns Street, Bury St Edmunds

Suffolk, IP33 1SQ

