



The Vale

Low Road | Wortwell | IP20 0HJ

Price Guide £480,000

twgaze



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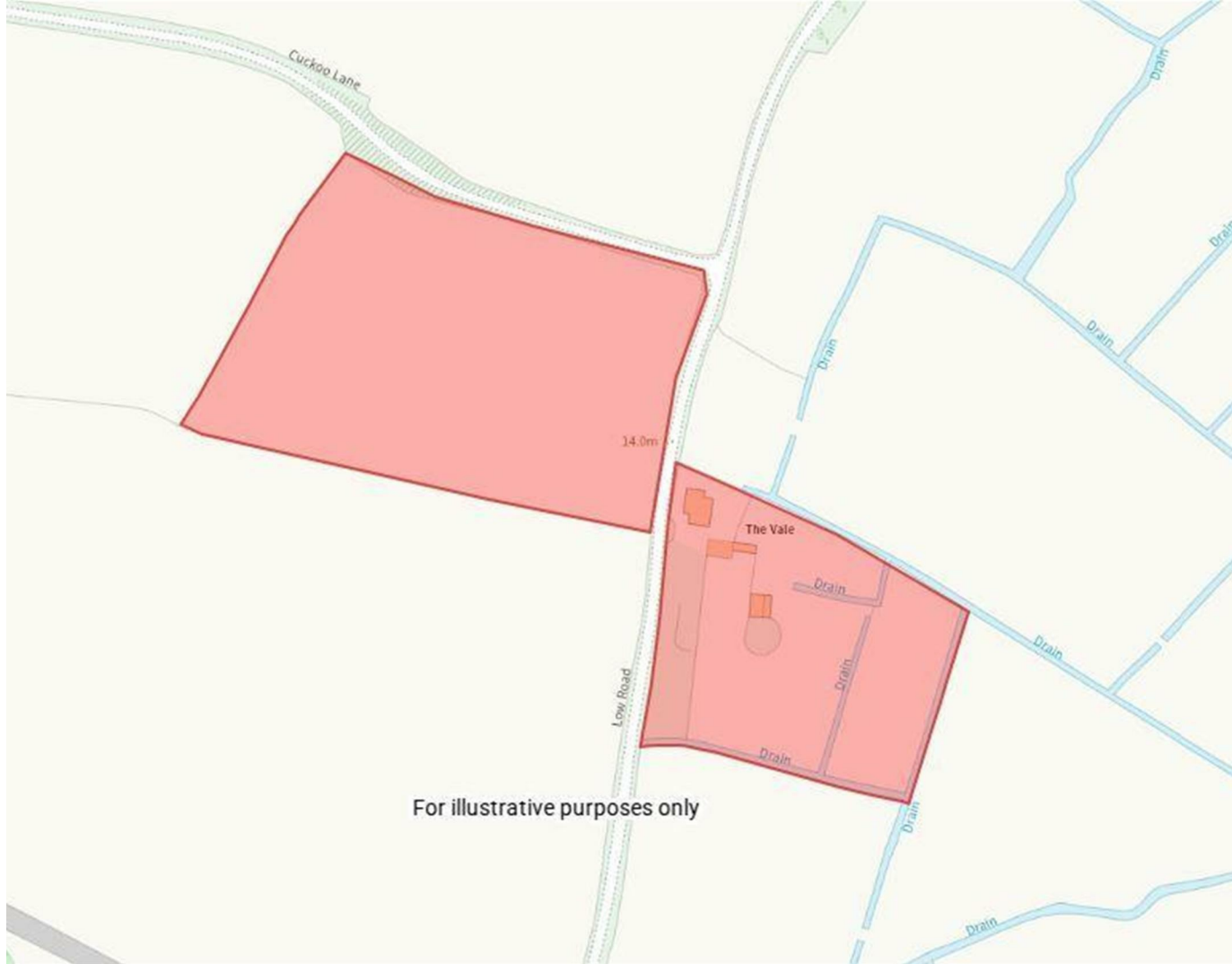
Detached 3 bedroom bungalow with grounds extending to 2.36 ac, with separate 4.12 ac field across the road. Potential for Equestrian use. Double garage and stable block with store rooms. Detached concrete barn. All set within the beautiful open countryside of The Waveney Valley. Oil fired central heating. No onward chain

- Detached 3 bedroom bungalow with 2.36 ac and separate 4.12 ac field opposite - potential for equestrian use
- Double garage
- stable block and store
- detached concrete barn
- Set within the beautiful Waveney Valley
- No immediate neighbours
- Just a few miles from Harleston
- No onward chain

## Full Description

### Location

Sitting in a non-estate spot, with no immediate neighbours and within the picturesque Waveney Valley, this detached bungalow benefits from a rural feel and excellent sense of space. Visually, the countryside setting stand out too, with the rolling hillside contrasting against the plateau of the Waveney's marsh and natural wetland. The property is found on the edge of Wortwell, a small village just 4 miles from Harleston, a pretty South Norfolk market town with bustling centre, numerous Georgian buildings and lots of good, independent shops, cafes and other local businesses.





### The property

Well proportioned, yet modest in size, the bungalow has a good size entrance hallway which leads to an inviting, dual aspect living room with views across the garden and Waveney Valley. A kitchen widens to a dining/breakfast area and In total there are three bedrooms, all of which cater a double bed. The accommodation benefits from a bathroom along with separate WC found off the rear entrance lobby.

### Outside

In total there are two sections of registered land included. The first is found across the road, as can be seen on the plan (NK320451). This rectangular shaped field of 4.12 ac follows the gradient of the hillside and has some breathtaking panoramic views from the top.

The second title (NK320449) includes the bungalow and extends to 2.36 ac; comprising garden with secure metal gate providing access to the rest of the land. There is a large, detached concrete barn and separate stable block (3 stables) and store, all of which is adjoined to the double garage.

### Agents note.

Part of the property lies within a flood zone area

### Services

Mains electricity is connected. Bore hole water supply. Private drainage system. Oil fired central heating system.

### How to get there

What3words: ///hoops.existence.believer

### Viewing

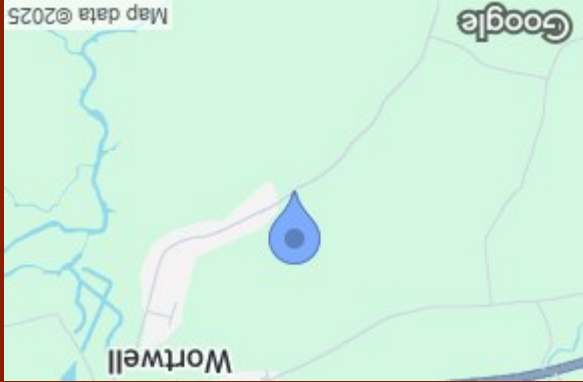
By appointment via TW Gaze

### Council Tax: D

### Tenure:Freehold

### Ref: 2/19755/RM





Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Very energy efficient - lower running costs	



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