



Rock Estates



The Approach Willow Corner

Wortham, Diss, IP22 1PS

Offers in excess of £799,999



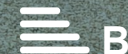
4



3



3



B

The Approach, Willow Corner.

Tucked away and occupying an enviable spot surrounded by peace and tranquility is this spacious, modern detached home in Wortham.

Constructed in 2022 by prominent local builders Xanadu Suffolk, The Approach is situated on a small development of exemplary detached houses and occupies a substantial plot whilst also benefitting from thoughtful architecture which consistently takes the fullest advantage of natural light. The current owners have spared no expense with high standard fittings and fixtures installed throughout the residence. This well loved and maintained property is the perfect family home, with local primary schools just a short 0.5 miles away and a wealth of amenities in the nearby town of Diss.

- Unique Detached Family Home
- Spectacular Countryside Views
- Impressive Kitchen/Diner
- Multiple Reception Rooms
- High Quality Finishes Throughout
- Four Sizeable Double Bedrooms
- Two Ensuites & Family Bathroom
- 100ft Garden With Lawn & Indian Sandstone Patio Areas
- Double Garage
- Air Source Heat Pump & 8.4kWh Solar Installation With Inverter





The Approach

The property offers an impressive kitchen/dining area with a large sliding door offering a flooding of light and expansive views across the rear garden and neighbouring farmland, of which you will find regular sightings of deer, rabbits and birds of prey. The sleek and well-appointed kitchen has a range of high-quality integrated appliances and elegant work surfaces. The utility room houses a full-height freezer and spaces for washing machine and drier. A water-softener is fitted and the plant room completes the facilities.

Seamlessly flowing through from the kitchen/diner you will find the main living area, with a modern back-to-back fireplace that ties both the kitchen/diner and living spaces together. The living room continues to encapsulate the feeling of light and space with its dual aspect windows. The property offers a number of reception rooms such as the convenient study/ office space - the perfect spot to work from home. Across the hall you will find a highly versatile second living space currently used as a gymnasium but could be used as a fifth bedroom, playroom, dining room or even a second office. The ground floor is completed with a useful cloakroom.

Upon ascending the stairs with its oak bannister and glass finishes, you will find the magnificent galleried landing with impressive atrium space. Four large double bedrooms, all with excellent unspoilt views over the countryside, two with well-designed superior fully-tiled en-suites, are augmented by a stylish family bathroom with free standing bath.



The front of the property is it mainly laid to lawn with slate beds enclosed by hedging and carefully-selected trees to promote wildlife. The expansive permeable driveway can accommodate several vehicles and the property carries none of the usual covenantal restrictions. The detached double garage offers an electric roller door and is fitted with hand-built storage racking and lofting. Power and light is connected along with a distribution board for an electric car charger to be installed.

To the rear, formal planting of mature trees about a well-maintained lawn bordered by a full-width Indian sandstone patio. A further paved area at the foot of the 100-foot garden, allows one to catch the last of the evening's rays of sun and enjoy the uninterrupted views of the neighbouring countryside.

The energy efficient home offers an air source heat pump that provides both heat and hot water with underfloor heating covering the entire ground floor. Whilst on the south-facing roof of the the home there are a significant amount of solar power panels all contributing to the low energy costs.

Location

Willow Corner is in the parish of Wortham which is steeped in local history and encapsulates a sizeable area of common land known as Long Green. A popular combined general store / post office serves the village which also boasts a much-vaunted tearoom that is frequently busy. The local tennis club has magnificent facilities with high quality floodlit courts and, for those searching for a less physical sporting opportunity, the adjoining bowls club provides both social and competitive activities. St Mary the Virgin is one of just a few round-towered churches and of architectural importance.

The nearby town of Diss three miles away across the border into Norfolk affords efficient mainline rail access into London Liverpool Street within ninety minutes and Norwich only a short journey away. Additionally, there is trunk road access to the hugely-popular Bury St Edmunds and the cathedral city of Norwich are within easy distance from the property.

Diss town centre has three major supermarkets, two superb butchers and a twice-weekly market featuring local produce. The Corn Exchange is famous for its regular programme of events and there is a well-appointed heathland golf club for enthusiasts. The six-acre Diss Mere, surrounded by public parkland, draws visitors from far and wide.

Other local attractions include Wortham Ling, Redgrave and Lopham Fen as well as the favoured Bressingham steam museum and gardens. Within a few minutes' drive are the interesting Thornham Walks which attract many visitors, with its cafe, expansive walks and children's play area.



Approximate Gross Internal Area
Main House 2635 sq ft (245 sq m)
Garage 305 sq ft (28 sq m)
Total 2940 sq ft (273 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. Whilst we do our best to ensure the floor plan is accurate and comprehensive, you as your advisors should conduct a careful, independent investigation of the property in respect of its actual situation. www.rock-estates.com

Rock Estates

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddensham Road., Needham Market, Suffolk, IP6 8NU
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

Energy Efficiency Rating

Energy Efficiency Band	Running Costs (£/year)
A	(32 plus)
B	(51-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs

Current: 85 Potential: 100

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Environmental Impact Band	CO ₂ Emissions (t/year)
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very environmentally friendly - lower CO₂ emissions

Current: 85 Potential: 100

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

England & Wales

EU Directive 2002/91/EC