



High Road, Wortwell - IP20 0EF



High Road

Wortwell, Harleston

Nestled in the SOUGHT AFTER Waveney Valley VILLAGE, this exquisite FOUR BEDROOM DETACHED family home offers extended and well presented accommodation over 1350 sq.ft (stms). Boasting a spacious interior, the property features THREE RECEPTION ROOMS ideal for entertaining guests, as well as a modern RE-FITTED KITCHEN/BREAKFAST ROOM, and a separate utility room and W/C for added convenience. The first floor comprises FOUR well-appointed BEDROOMS and TWO BATHROOMS, providing ample space for comfortable living. Stepping outside into the STUNNING REAR GARDEN, where a large decking area overlooks the sprawling lawn below, creating a serene oasis for relaxation. The deck provides an excellent space for outdoor entertaining and features a HOT TUB. The garden runs downs to the pretty stream at the bottom with another decking area ideal for an evening drink. With plenty of DRIVEWAY PARKING to the front and a double length GARAGE, this property is the epitome of upscale countryside living.



- Detached Family Home
- Extended Accommodation Over 1350 SQFT (stms)
- Three Reception Rooms Ideal For Entertaining
- Modern Re-Fitted Kitchen/Dining Room & Separate Utility
- Four Bedrooms & Two Bathrooms
- Stunning Rear Garden With Large Decking Area
- Plenty Of Driveway Parking & Double Length Garage
- Sought After Waveney Valley Village Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.



SETTING THE SCENE

Approached via High Road in the heart of the village of Wortwell, there is a hard standing driveway to the front providing plenty of driveway parking for approx. 4 vehicles. You will also find front lawns and a small shingled area with the main entrance door partially covered. There is also access from the driveway leading to the double length garage with electric roller door to front.

THE GRAND TOUR

Entering via the main entrance door to the front, you will find a welcoming hallway with stairs to the first floor landing as well as built in storage cupboard and access to the w/c. The first room to the right hand side off the hallway is the separate utility room which is a generous space housing a range of wall and base level units with space and plumbing for various white goods as well as the wall mounted gas fired boiler. On the other side of the hallway you will find the modern refitted kitchen/breakfast room which offers a well fitted kitchen with range of wall and base level units with rolled edge work surfaces over as well as induction hob, an extractor fan, integrated eye level double ovens, integrated microwave and steam cooker, grill, integrated fridge/freezer, integrated dishwasher, integrated wine fridge and a breakfast bar as well as fireplace housing a wood burner. There is also space for either dining table or sofa, creating a family room whichever is of preference to a new purchaser. To the rear of the kitchen there is a useful reception space currently used as a bar with flexibility to be used in a number of different ways with double doors leading out onto the rear decking area. Off the family room there is a door leading to the main sitting room which offers large sliding doors again onto the rear decking area. The sitting room has an attractive exposed brick wall as well as an arch leading through to the separate dining area which can also be accessed off the main entrance hallway.

Heading up to the first floor landing you will find access to four ample bedrooms as well as built in storage cupboards and loft hatch access. Immediately in front of you as you head up the stairs is the family bathroom with WC, hand wash basin, bath and shower over. To the front of the house you will find two ample bedrooms, one of which has built in storage. To the rear there is a further comfortable double bedroom overlooking the garden. Also located to the rear is the master bedroom suite with large built in triple wardrobes, lovely views of the rear garden and a modern en-suite bathroom featuring W.C, handwash basin and jacuzzi style bath.

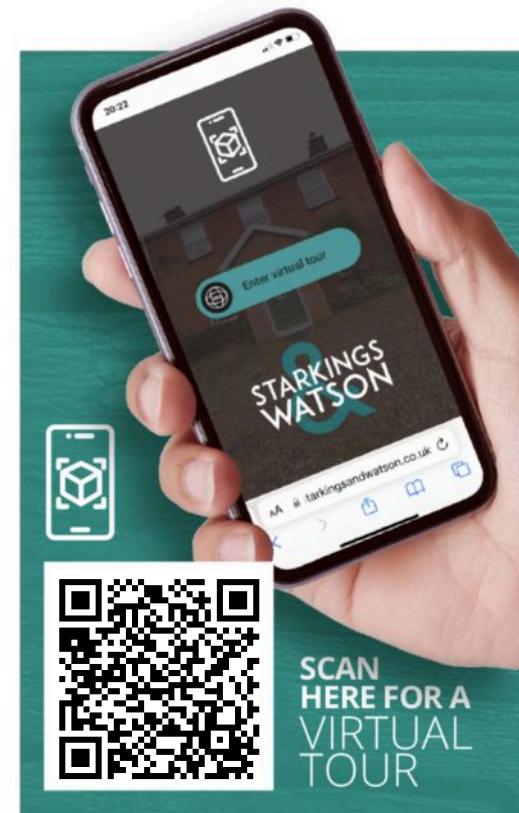
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







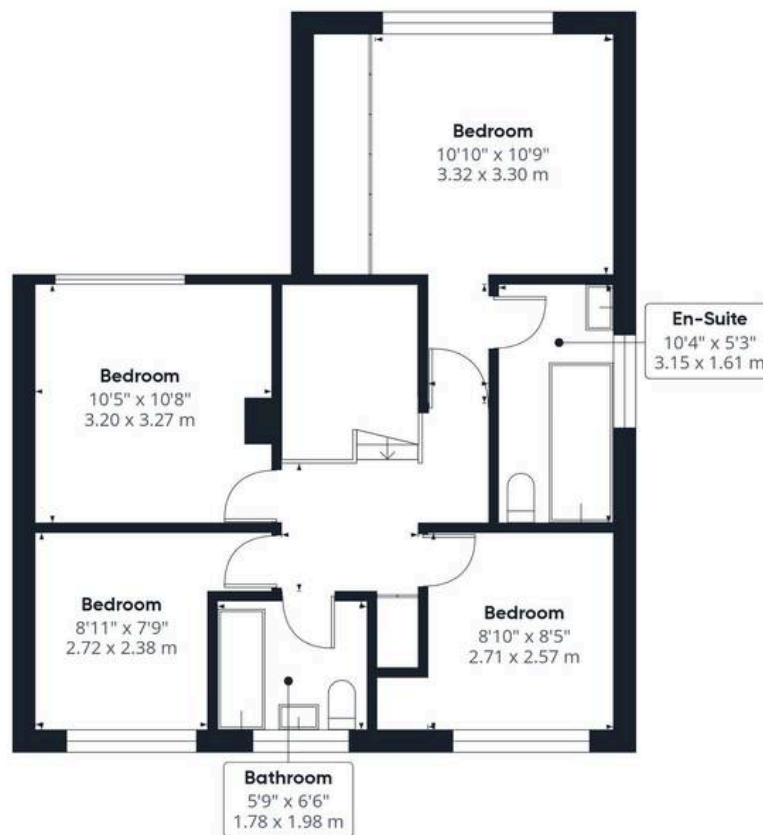
THE GREAT OUTDOORS

The attractive rear garden runs down towards the small stream with a wonderful decked area overhanging providing a lovely spot for an evening drink. The main section of garden is laid to lawn with a gate and fencing enclosing as well as a greenhouse and access to the rear of the garage from the garden. Leading directly from the rear of the house there is a large decked area providing a wonderful space for entertaining and relaxing with a covered pergola housing space for a hot tub. The decking offers a stunning view over the garden and beyond.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1598 ft²
148.46 m²

Balconies and terraces

847.56 ft²
78.74 m²

Reduced headroom

29.37 ft²
2.73 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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