



Low Road, Wortwell - IP20 0HJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Low Road

Wortwell, Harleston

Located in the peaceful village of WORTWELL, just 2.5 miles from Harleston, this DETACHED BUNGALOW offers OPEN MEADOW VIEWS and boasts a generous CORNER PLOT in a peaceful CUL-DE-SAC setting. This stunning property has been recently UPDATED and MODERNISED and offers GARAGE and DRIVEWAY PARKING for multiple vehicles and offers LANDSCAPED FRONT and BACK GARDENS with multiple OUTBUILDINGS. Inside, a generous HALLWAY ENTRANCE opens to THREE BEDROOMS with a FAMILY BATHROOM at the end of the hall. To the left, a spacious 21' OPEN-PLAN SITTING and DINING room with an inset WOODBURNER can be found, leading to the newly refitted KITCHEN and further REAR PORCH.



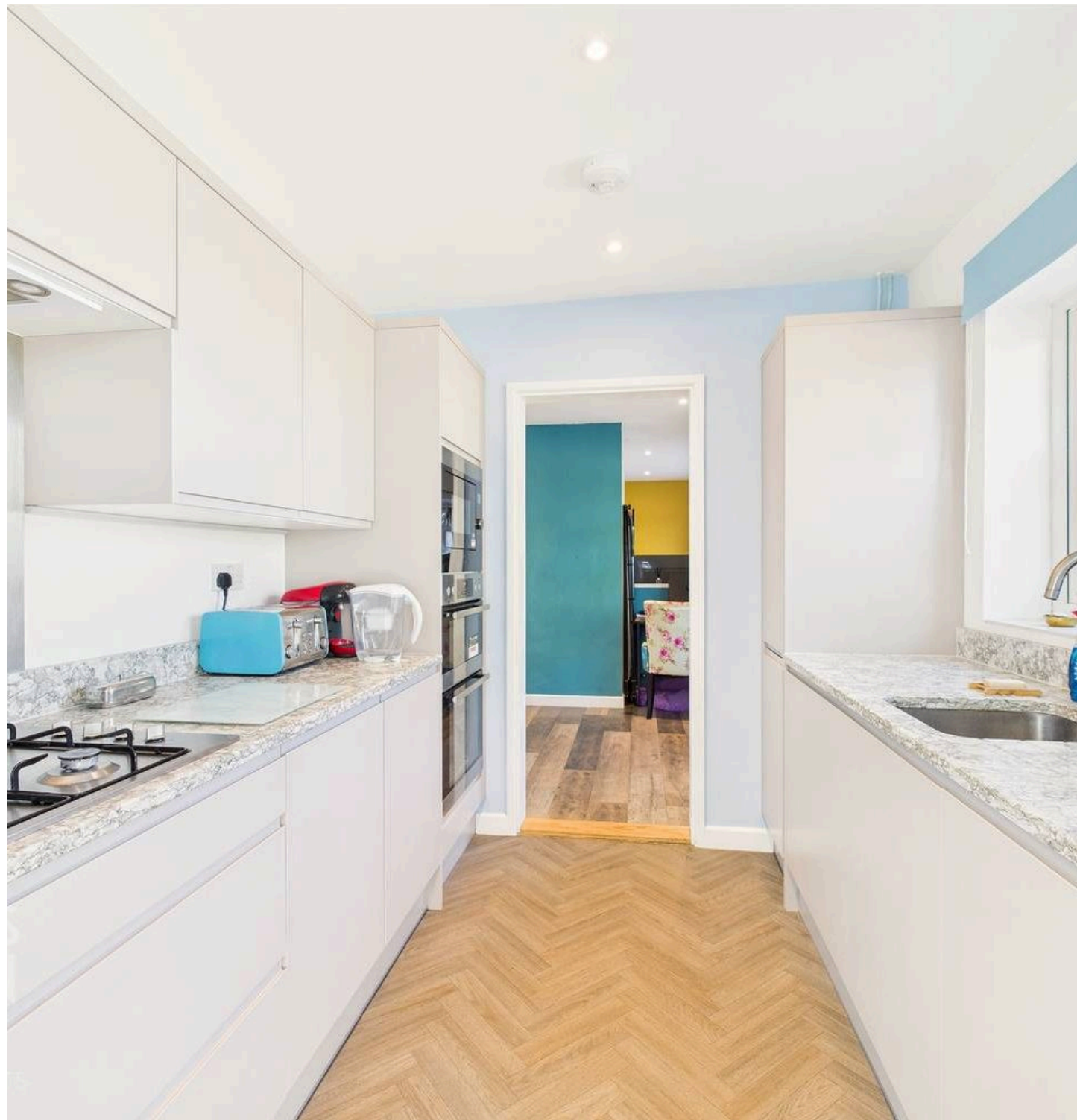
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow With Open Views
- 21' Open-Plan Sitting & Dining Room
- Updated & Modernised Interior
- Three Bedrooms
- Sitting Room with Wood Burner
- Generous Corner Plot in a Cul-De-Sac Setting
- Garage & Cobble Setts Driveway Parking
- Landscaped Front & Rear Gardens

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

Set back from the road with a shingle driveway to the left and further driveway parking and garage to the rear of the property. The frontage is enclosed with wooden sleepers and is beautifully landscaped featuring a shingle garden bordered with mature shrub gardens and a Cobble Sett pathway leading to the main entrance.

THE GRAND TOUR

Stepping inside, the hall entrance is light and bright and benefits from wood flooring underfoot for ease of cleaning, plenty of space is available for storing coats and shoes. To the left, the open-plan 21' sitting and dining room can be found. This space is flooded with natural light from large uPVC double glazed windows overlooking the properties frontage and the meadow views beyond, with an inset woodburner to the centre of the room. w Laminate wood effect flooring can be found beneath and continues to the dining room, with ample space for a formal dining table and further space currently utilised with a desk. Moving through the property to the fully fitted kitchen, offering herringbone wood effect vinyl flooring and a range of newly refitted wall and base storage cupboards. Integral oven, hob, extractor, microwave, fridge, freezer and dishwasher can also be found. The other end of the kitchen offers a useful uPVC double glazed porch offering electrics for further white goods, storage and providing access to the rear garden.

Back to the hallway and three well appointed bedrooms can be found. The first, to the right, offering generous integral storage and a rear facing aspect overlooking the garden. Two further double bedrooms can be found adjacent, both offering wood flooring, uPVC double glazed windows and radiators. Further integral storage cupboards can be found from the hallway. Completing the accommodation, the family bathroom offers a three piece suite with a shower over the bath, floor to ceiling tiling throughout and tiling underfoot.

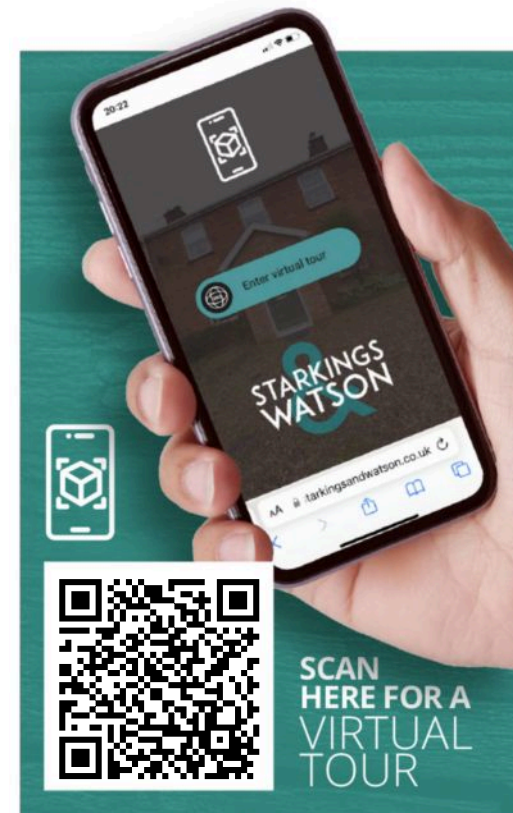
FIND US

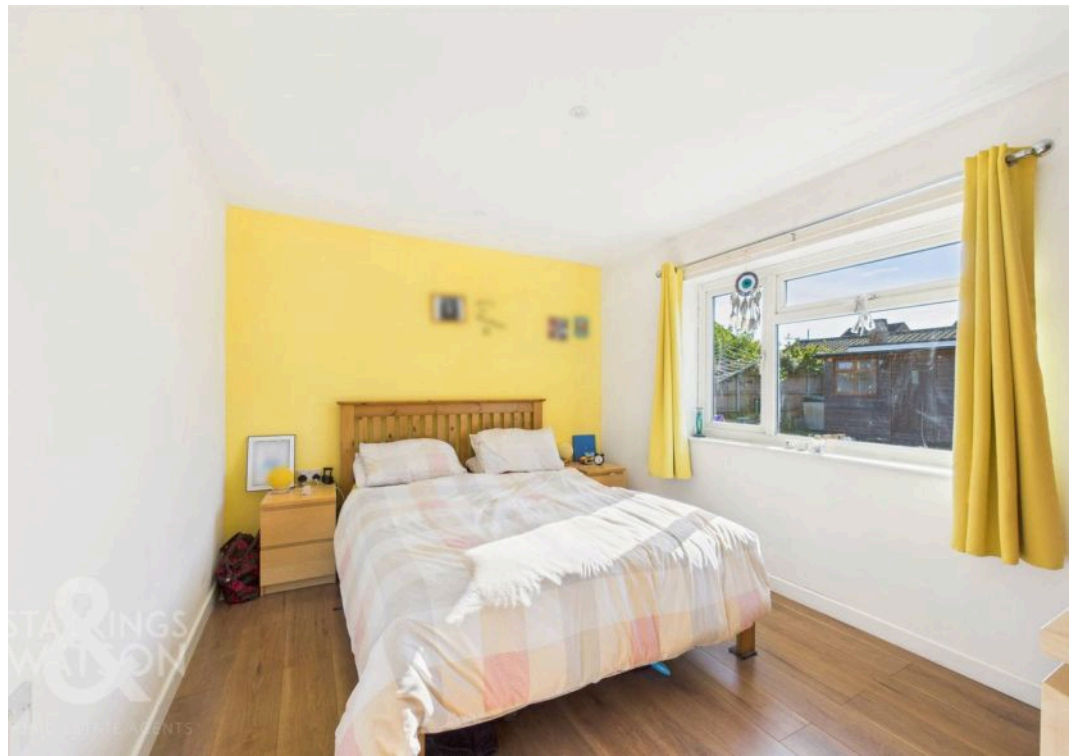
Postcode : IP20 0HJ

What3Words : ///taylor.newlyweds.index

VIRTUAL TOUR

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



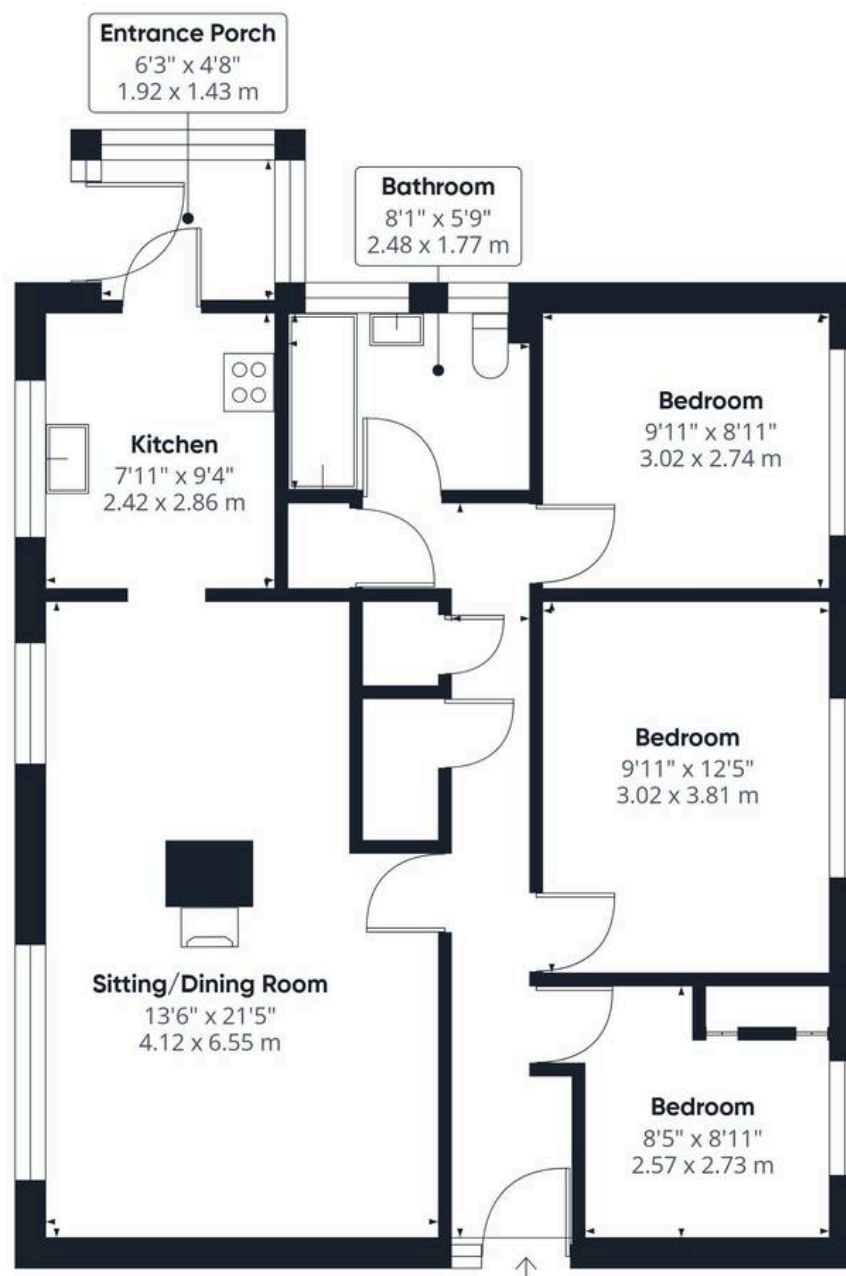




THE GREAT OUTDOORS

The private garden is enclosed with timber fencing and predominantly laid to lawn with two substantial outbuildings, the first being a large storage shed, with the second being fully insulated and decorated making the perfect home studio or office. To the right, a shingle and cobble setts landscaped garden leads to a greenhouse with an adjacent patio space ideal for outdoor furniture.





Approximate total area⁽¹⁾

821 ft²

76.4 m²

(1) Excluding balconies and terraces

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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

57a Earsham Street, Bungay - NR35 1AF

01986 490590 • bungay@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.