



Sancroft Way, Wortwell - IP20 0HR



Sancroft Way

Wortwell, Harleston

A charming abode awaits in this well-presented THREE BEDROOM SEMI-DETACHED house located in a QUIET CUL-DE-SAC within the popular Waveney Valley Village. The property boasts a SEMI-OPEN PLAN KITCHEN/DINING ROOM, perfect for entertaining or family meals, while a separate sitting room offers a cosy retreat to the front. Upstairs, THREE AMPLE BEDROOM provide comfort and privacy, along with a modern family bathroom/wet room for convenience. Noteworthy features include DRIVEWAY PARKING, a CARPORT for additional covered parking, and the enclosed, well-kept rear gardens offering a peaceful outdoor retreat with a large summer house. Take in the stunning far-reaching views from the first floor, adding a touch of serenity to your daily life. The house would make an ideal first time purchase or even buy to let as well as offering modern night store heaters.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Semi-Detached Home
- Cul-De-Sac Location
- Well Presented Accommodation
- Semi-Open Plan Kitchen/Diner
- Separate Sitting Room
- Three Ample Bedrooms & Family Bathroom / Wet Room
- Enclosed & Well Kept Rear Gardens
- Driveway Parking & Car Port
- Far Reaching Views To The Rear From First Floor
- Popular Waveney Valley Village

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 the cul-de-sac you will find hard standing parking to the side and front of the house which in turn leads to the covered car port. To the front there is also generous and heavily planted gardens with an array of trees and shrubs. The main entrance door can be found to the side under the car port.

THE GRAND TOUR

Entering via the main entrance door to the side you will find an entrance hall with stairs straight ahead to the first floor as well as a door to the kitchen in one direction and a door to the sitting room in the other. The sitting room is a bright room with two windows to the front as well as an open access to the rear which links to the dining room. You will also find a built in storage cupboard under the stairs. The dining room provides large sliding doors to the rear garden as well as an arch into the kitchen. The kitchen offers a range of wall and base level units with wood effect worktops over. There is an integrated electric oven and hob with extractor fan over. There is space for a range of white goods as well as the door to the rear garden. The kitchen then links around back to the entrance hallway.

Heading up to the first floor landing You will find three bedrooms in total, two doubles with one to the rear benefitting from lovely far reaching views. A further single can be found to the front. The family bathroom has been adapted into a wet room with large walk in shower, w/c and hand wash basin. Off the landing you will also find built in storage and a loft hatch.

FIND US

Postcode : IP20 0HR

What3Words : ///wide.quicker.fractions

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The private enclosed rear garden is well kept and offers low maintenance space with various raised planting beds filled with shrubs. There are hard standing areas as well as shingle, a greenhouse and a large timber shed/summer house as light and power. The garden is enclosed with timber fencing and mature hedging and links to the car port at the side.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

839 ft²

77.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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