



High Road, Wortwell - IP20 0EF



High Road

Wortwell, Harleston

Located gracefully within the SOUGHT AFTER WAVENEY VALLEY VILLAGE of Wortwell, discover this excellent THREE BEDROOM LINK DETACHED FAMILY HOME. Spanning almost 1300 sqft internally, including the garage (stms), this residence exudes a sense of welcoming charm with a delightful backdrop to the rear. Prepare to be captivated by the private gardens that seamlessly blend into the backdrop of woodland and lakes, providing a tranquil escape from the every-day hustle. The property boasts an impressive double 'IN - OUT' DRIVEWAY, alongside a GARAGE, ensuring ample parking for residents and guests alike. Step inside to a spacious 23' SITTING ROOM leading into a CONSERVATORY, creating a seamless flow between indoor and outdoor living. The kitchen/dining room to the front presents a perfect space for culinary creations and intimate family meals. Completing the ground floor is a useful W/C. Ascend to the first floor where you will find THREE AMPLE BEDROOMS and a FAMILY BATHROOM offering comfort and privacy to all residents. With the house benefitting from a wider and larger plot there is also clear potential to extend the house if required and STP.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Link Detached Family Home
- Almost 1300 SQFT Internally Including The Garage (stms)
- 23' Sitting Room Into Conservatory
- Kitchen/Dining Room
- Three Ample Bedrooms & Family Bathroom
- Stunning Private Gardens Backing Onto Woodland & Lakes
- Impressive Double 'In Out' Driveway & Garage
- Sought After Waveney Valley Village Location

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 an impressive 'in - out' hard standing driveway to the front providing plenty of driveway parking for multiple vehicles. There are front lawns as well as mature hedging and shrubs with access to the single garage with an up and over door as well as gated side access to the garden. The main entrance door can be found to the front into the porch.



THE GRAND TOUR

Entering via the main entrance door, you will find the useful porch entrance with space for coats and shoes with a door into the hallway. The hallway provides built in storage as well as the w/c, internal door into the garage, stairs to the first floor landing and doors into the reception spaces. To the front of the house there is an open plan kitchen/dining room with doors from the hallway into both the kitchen area and the dining room. The kitchen provides a range of wall and base level units with solid rolled edge worktops over. Within the kitchen there is a free standing double range style oven with extractor fan over as well as space for all further white goods. The bright dining space also offers a side door into the garden. The main sitting room to the rear has been extended by adding a large conservatory off the back of the sitting room meaning you have a lovely aspect overlooking the garden as well as an impressive reception space suitable for a number of uses. Within the sitting room there is an open fireplace and within the conservatory there are doors leading out to the garden.

Heading up to the first floor landing you will find plenty of natural light as well as a large fitted airing cupboard housing the boiler. There are three ample bedrooms off the landing with various fitted wardrobes and fitted furniture within. The main family bathroom offers a w/c, hand wash basin and shaped panelled bath with rainfall shower over.

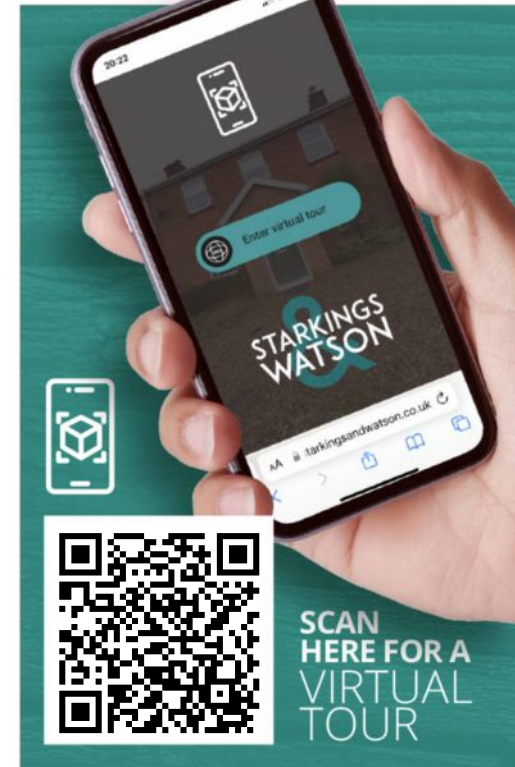
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VIRTUAL TOUR

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



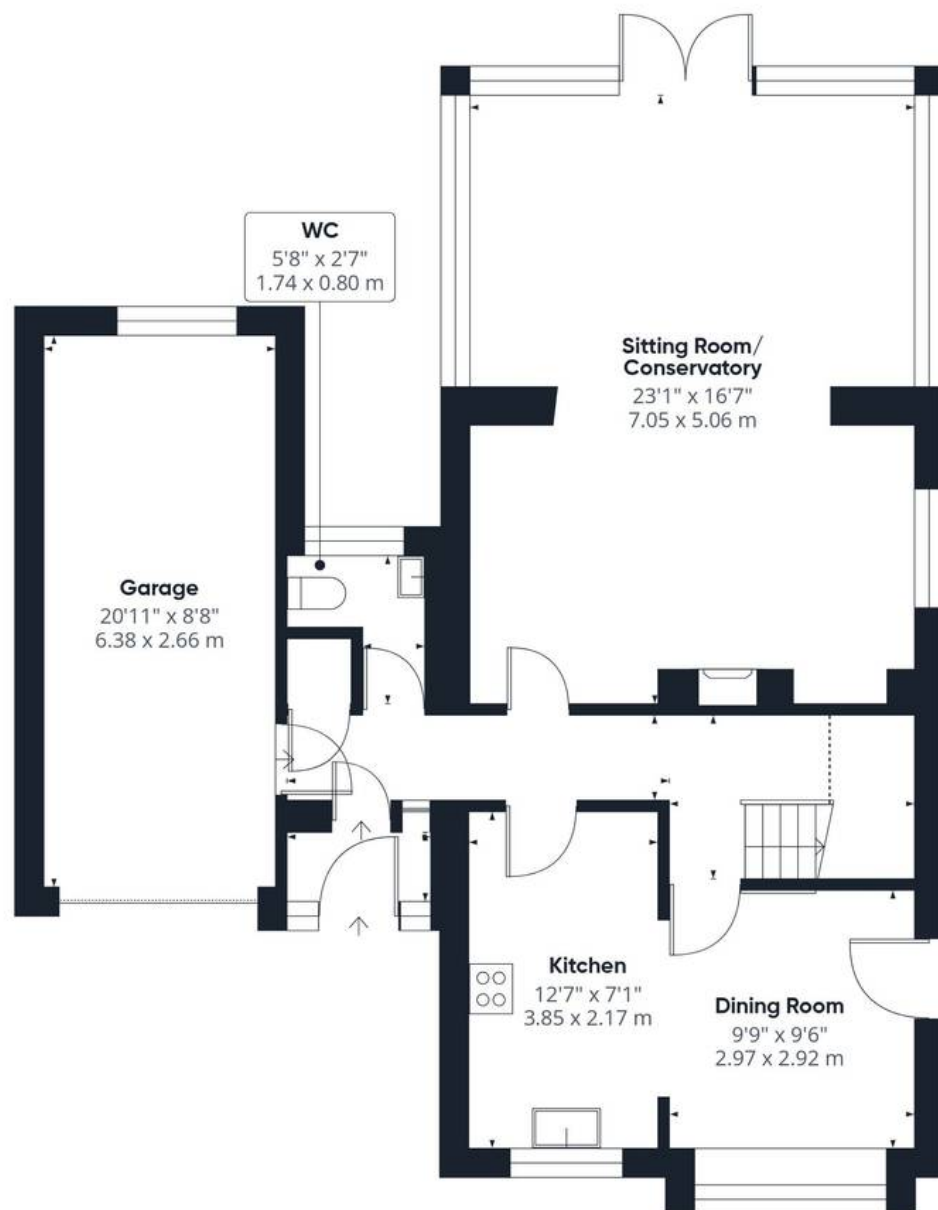




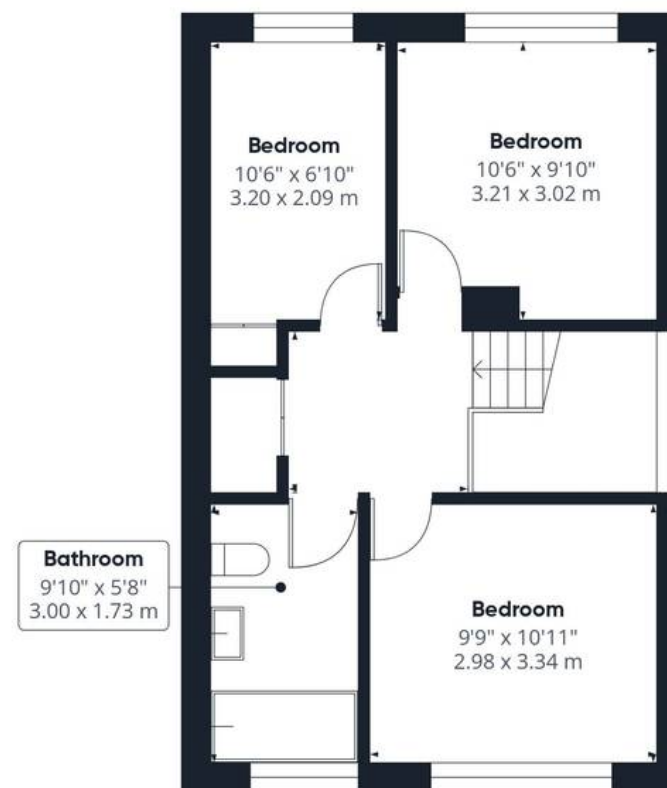
THE GREAT OUTDOORS

The generous and private rear garden has been the pride and joy of the current vendors over the years and offers plenty of interest. There is a large patio area to the rear of the house which leads onto the main area of lawn with an array of planting beds as well as mature trees and shrubs. There is a greenhouse and a timber shed to the rear garden as well as raised planting beds. A gate leads onto the stream to the rear of the boundary. The side garden provides further lawns and another patio area as well as gated access to the frontage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1293 ft²

120.2 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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