

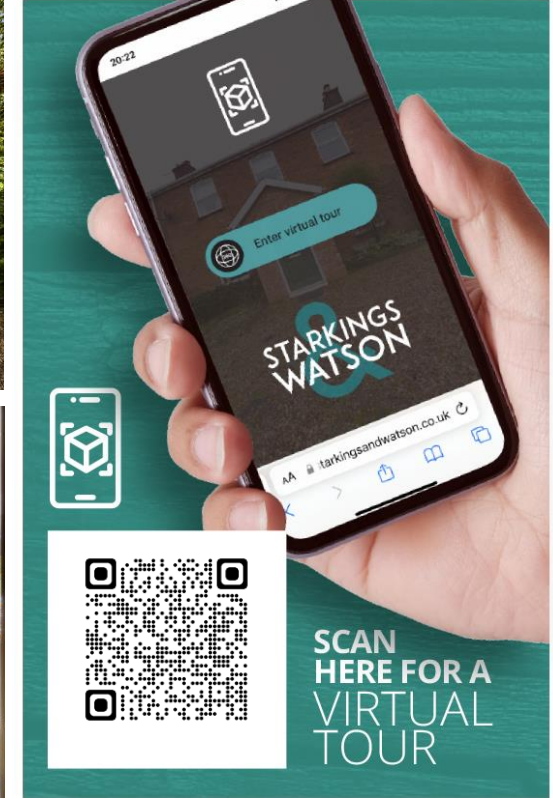
UNION LANE

Wortham, Diss IP22 1SP

Freehold | Energy Efficiency Rating : D

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- Semi-Detached Cottage
- Rural Location Close to Diss
- Generous Plot in Excess 0.25 Acres (stms)
- Extended Accommodation
- Three Receptions & Newly Fitted Kitchen
- Three Bedrooms & Wet Room
- Potential Annexe/Garage Conversion
- Sweeping Driveway & Double Garage

IN SUMMARY

Located within a RURAL VILLAGE LOCATION just off WORTHAM LING yet within only a few minutes drive of DISS, you will find this SEMI-DETACHED EXTENDED COTTAGE presented in excellent order. The property sits proudly within a GENEROUS PLOT in excess of 0.25 ACRES (stms), and offers a DOUBLE GARAGE, possible annexe accommodation, as well as over 1200 Sq. ft (stms) of living accommodation within the cottage itself. Internally you will find a NEWLY FITTED kitchen/breakfast room and separate utility room, THREE RECEPTIONS, a ground floor wet room/shower room and THREE AMPLE BEDROOMS. Externally the gardens are well kept and generous in size, split into the two sections benefiting from the rural aspect beyond. The property has been UPDATED and UPGRADED by the current owners over the years and is certainly ready to move in!

SETTING THE SCENE

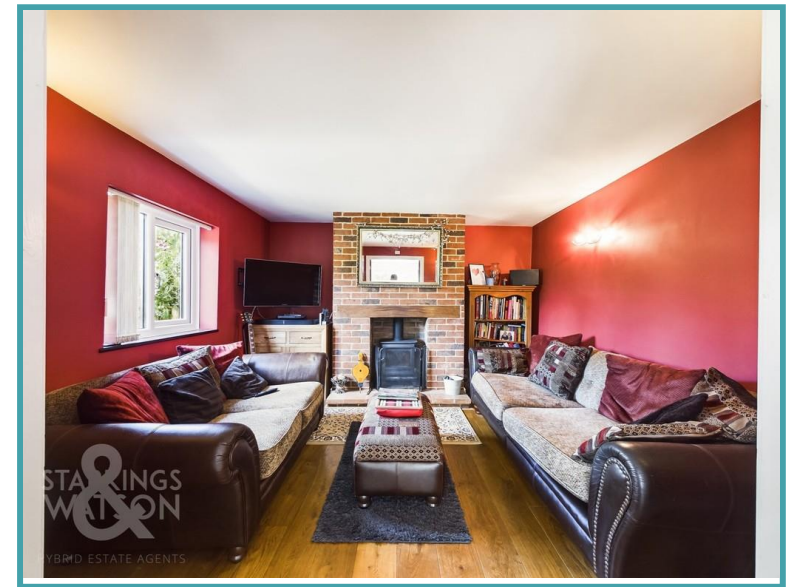
Approached via a five bar gate opening onto a sweeping driveway, there is ample off road parking for a number of vehicles. The driveway leads to the double garage. Also from the roadside there is a pedestrian gated access and pathway leading to the traditional front door and entrance porch.

THE GRAND TOUR

Entering from the main entrance door to the front you will find a porch entrance with door leading into dining room. The dining room offers wood flooring with double doors leading out onto the terrace as well as internal double doors linking the sitting room. The sitting room is a cosy room with brick built fireplace housing a wood burner. Double doors lead again from the dining room into the study room, with an internal hallway providing access to the first floor landing, under-stairs storage, built-in cupboard and access to the ground floor wet room/shower room. The wet room has been recently re-fitted and is fully tiled with walk in shower, built-in storage cupboard, heated towel rail and underfloor heating. The study provides access to the kitchen/breakfast room with a recently re-fitted kitchen with solid wood work surfaces, integrated dishwasher, fridge and freezer - as well as electric oven, hob and extractor fan. The kitchen leads to the utility room providing further storage and space for white goods. Heading up to the first floor landing you will find three bedrooms. One to the rear, one to the front and the main bedroom offering built in storage also overlooking the front.

THE GREAT OUTDOORS

The extensive gardens extend to approximately 0.25 of an acre (stms). The gardens are mainly laid to lawn with private front and side gardens offering various planted borders and lawns, as well as two sheds and a fantastic sunken paved terrace wrapping around the side providing the perfect place to entertain. You will find a hard standing area to the side providing access to the rear of the property as well as a gated and hidden area used as the working part of the garden housing the oil tank. The hard standing space then opens onto another lawned area to the rear with paved patio and overlooks fields beyond. Within the garden you will find the double garage with electric up and over door to front and power and light. To the rear of the garage is the



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partially converted possible annexe - with the correct permissions this area could easily house a family member.

OUT & ABOUT

Wortham is a geographically large village on the border of Suffolk and Norfolk set in the attractive gently rolling countryside with its own primary school, large village hall, tennis club and village shop. The village is made up of several areas of common land and The Ling, which is classified as a Site of Special Scientific interest (SSSI). The village is located only 1.5 miles from the market town of Diss, which provides extensive local and national shopping, restaurants and takeaways, schooling of all levels, sports facilities including Rugby, Football, Cricket, several gyms and a swimming pool. Wortham is also close by to Rickinghall and Botesdale, which offers local Doctors, school and more local shops. Bury St Edmunds is 18 miles away with access to the A14 allowing connection to the motorway network. Norwich 23 miles and Ipswich 25 miles by car. The Suffolk/Norfolk coast is also just 35 miles away. Diss has a mainline railway station providing regular services to Norwich and London Liverpool Street.

FIND US

Postcode : IP22 1SP

What3Words : ///changes.obstruct.inspected

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised the property benefits from a sewerage treatment plant and oil fired central heating, with new oil tank fitted 2022. The property also benefits from superfast full fibre broadband.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Floor 1 Building 1



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)
1719.31 ft²
159.73 m²
Reduced headroom
2.43 ft²
0.23 m²

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