

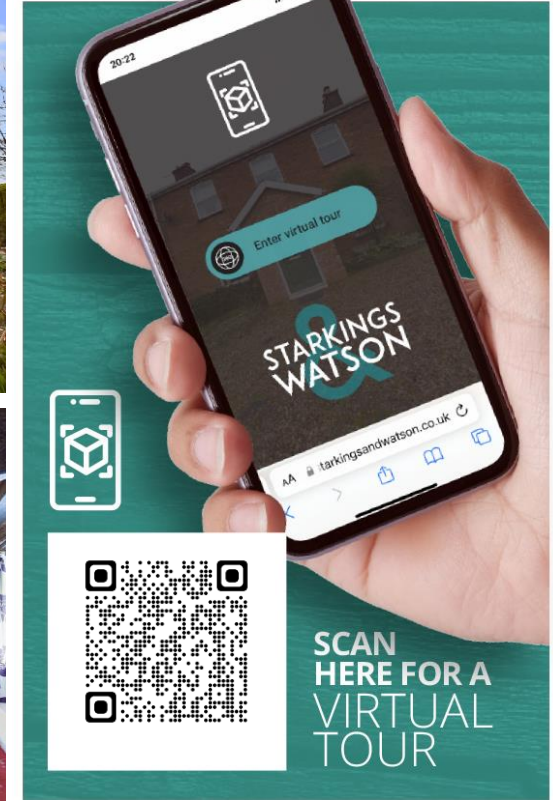
BURY ROAD

Wortham, Diss IP22 1PX

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- Semi-Detached Cottage
- Popular Village Location
- Period Features Throughout
- Sitting Room With Inglenook Fireplace
- Updated Kitchen
- Two Bedrooms & Bathroom
- Large & Well Kept Rear Garden
- Driveway Parking To Front

IN SUMMARY

This ATTRACTIVE PERIOD COTTAGE located within the sought after village of WORTHAM close to DISS has been 90% renovated by the current owner and offers a PLETHORA OF ORIGINAL FEATURES to include an impressive INGLENOOK FIREPLACE housing a WOODBURNER in the main reception. Internally you will find an entrance hall with ground floor bathroom, a MODERN RE-FITTED KITCHEN to the rear and the main reception room to the front complete with EXPOSED TIMBERS and beams. The first floor offers TWO COMFORTABLE BEDROOMS. Externally, there is an impressive main driveway to the front providing plenty of OFF ROAD PARKING and to the rear, an AMAZING SUNNY REAR GARDEN which is much larger than you might expect for the cottage. There is also a large DETACHED GARAGE/WORKSHOP which could be used in a number of different ways.

SETTING THE SCENE

Approached from the pull in which is set back from the road with a large shingled driveway to the front providing plenty of off-road parking. The main

entrance door can be found to the side of the house with access down the side leading to the large detached garage/workshop and to the rear garden also.

THE GREAT OUTDOORS

The wonderfully sunny and impressive rear garden offers a huge amount of space in comparison with the cottage. The garden offers plenty of space to extend into if desired (stp) and offers large hard standing patio, paved pathway leading to the rear and large expanse of lawns. There are a multitude of planted borders which are very well stocked as well as mature hedging and a range of sheds and outbuildings. You will find access to the garage as well from the rear garden which is great space with power and light and could be used in a number of ways.

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



To arrange an accompanied viewing please call our
Diss Office on **01379 450950**



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 1PX

What3Words : ///stylists.drama.inferior

VIRTUAL TOUR

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

AGENTS NOTE

Buyers are advised there is private septic tank drainage to the cottage and the heating is provided by electric. All other mains services are connected.

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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.

Excluding balconies and terraces

Approximate total area™
578.86 ft²
53.78 m²



Floor 1



Ground Floor

