



Cherry Tree Close, Wortham Diss IP22 1QR

welcome to

Cherry Tree Close, Wortham Diss

This spacious 4-bedroom detached house in the village of Wortham features two en-suites, a family bathroom, a large kitchen, utility room, and a cosy lounge with a wood burner. With a separate dining room, study, and double garage this house offers an ideal blend of comfort and practicality.

Entrance Hall

Front door, under floor heating, stairs, slate effect flooring.

Cloakroom

Spot lights, W/C, wash basin, window to rear aspect, slate effect flooring.

Study

16' 8" x 8' 4" (5.08m x 2.54m)

Window to side aspect, under floor heating.

Lounge

16' 8" x 16' 4" Max (5.08m x 4.98m Max)

Wood burner, triple aspect window to side and rear, wood effect laminate flooring.

Dining Room

16' 2" x 13' 11" (4.93m x 4.24m)

Large bay window to front aspect providing extensive garden views, under floor heating, tile effect flooring.

Kitchen

13' 6" x 11' 9" (4.11m x 3.58m)

Wall and base units, built in sink, double oven, hob and extractor fan, window to front aspect, integrated fridge freezer, dishwasher, tiled splash back and spotlights, slate effect flooring.

Utility Room

5' 7" x 9' 11" (1.70m x 3.02m)

Back door, boiler, water softener, heat pump, solar thermal unit.

Landing

Electric heating, loft hatch, carpet flooring.

Bedroom 1

17' 10" x 15' 4" (5.44m x 4.67m)

Access to en-suite, electric heating, built in wardrobe, window to front and rear aspect, carpet flooring.

En-Suite

Tiled walls, window to front aspect, shower cubical, W/C, wash basin, spotlights, electric towel rail.

Bedroom 2

11' 10" x 10' 2" (3.61m x 3.10m)

Built in wardrobes, window to front aspect, electric heating, access to en-suite, carpet flooring.

En-Suite 2

Shower cubical, W/C, wash basin, window to front aspect, tiled walls, electric towel rail.

Bedroom 3

16' 9" x 10' 1" (5.11m x 3.07m)

Window to rear aspect, electric heating, carpet flooring throughout.

Bedroom 4

16' 1" Max x 9' 9" (4.90m Max x 2.97m)

Built in wardrobes, window to side aspect, electric heating, carpet flooring throughout.

Bathroom

Wash basin, W/C, bathtub, shower cubical, tiled walls, electric towel rail, tile effect flooring.

Loft Space

Partially boarded, fully insulated.

Front Garden

Native hedging, beds and grass area, fruit and other

trees.

Rear Garden

Small patio area, fenced borders, turfed, shingle, well stocked beds, fruit and vegetable area.

Parking

Driveway and double garage.

Garage

Double garage with two electric doors, electric car charger. Access to boarded loft space.

Location

Wortham is a small, picturesque village located in Suffolk. It features a charming blend of traditional English countryside with a rich history. The village is known for its peaceful atmosphere and a mix of historic houses and cottages. Wortham is also home to the 14th-century St. Mary's Church, which serves as a focal point of the community.

Surrounded by scenic farmlands, the village offers lovely countryside views and is perfect for walking and enjoying nature. While small, it maintains a sense of community, with a few village amenities. Wortham is relatively quiet and rural, making it a serene spot for those looking to experience the beauty of rural England. The village has a close-knit feel, with local events often taking place to bring people together. The property is located across the road from Long Green an area of traditional meadow grassland with footpaths grazing areas, sports facilities and village Hall.



Ground Floor



First Floor


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Garage Ground Floor



Garage First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Cherry Tree Close,
Wortham Diss

- 4 bed detached house
- Driveway and double garage
- Utility Room
- Solar Panels
- Spacious front and rear gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: F

offers in excess of
£585,000



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Property Ref:
DSS110866 - 0009

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