



CHERRY BLOSSOM COTTAGE

MELLS ROAD, WORTHAM, DISS, IP22 1PY



An attractive and cleverly extended family house with impressive entertaining space in a sought-after village.

The property is an attractive detached house that has been substantially extended and updated by the current vendors. Approached over a share private drive leading to a private gravel driveway, the house has parking for several cars.

The front door opens to a spacious and multi-functional entrance hall with stairs to the first floor. It is currently used as a music room. At the heart of the house is an impressive open plan kitchen/dining room. The kitchen is to the front and fitted with a comprehensive range of contemporary gloss units. The dining area is to the rear with bi-folding doors opening to the covered terrace making it a perfect place to entertain. There is a double aspect sitting room with open fireplace and double doors to the garden.

On the first floor is a substantial principal bedroom suite with vaulted bedroom and impressive ensuite with bath and shower. There are three further bedrooms and a spacious family bathroom also with bath and shower.

Also on the ground floor is an integral garage accessed off the utility room. The rear garden is a delightful feature, being partly walled and with a detached studio that could be used for a variety of purposes. The garden is largely laid to lawn. There is a superb terrace which is partly covered and makes for a perfect place for alfresco dining.

LOCATION

Worham is a popular village with its own primary school, post office, shop and tea room, tennis and bowls clubs with a sports pavilion. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and mainline railway station to Norwich and London (Liverpool Street).

SERVICES

Oil central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





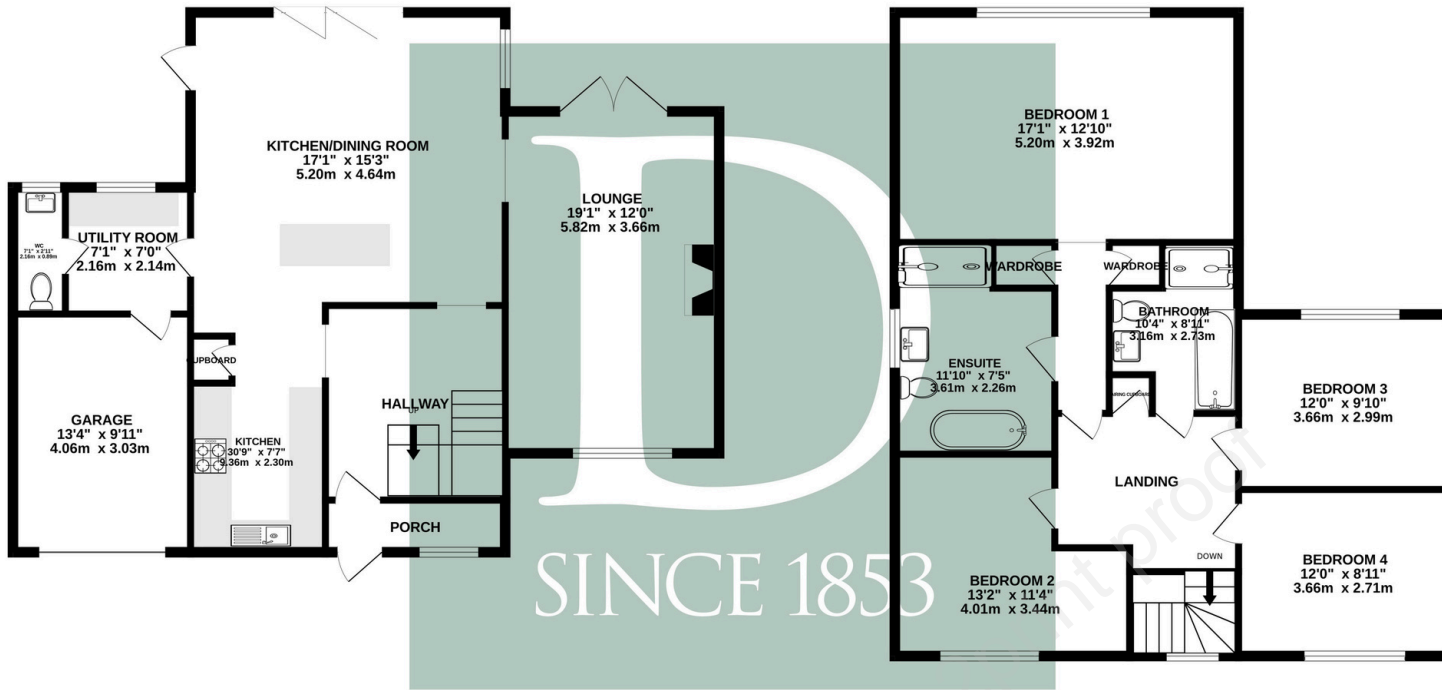




FLOOR PLAN

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band ?

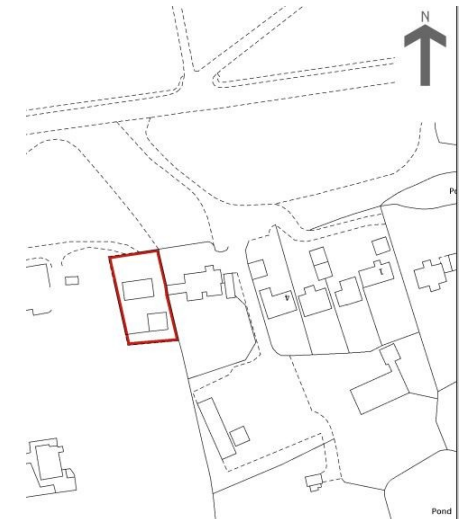
ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com