



# 4 OLD FORGE CLOSE

Long Green, Wortham, IP22 1PU



A substantially extended and highly versatile detached family house on the sought-after Long Green area of Worthing with a double garage and 0.41 acre.

The property is an attractive and established detached family home built at the end of an exclusive development of just 4 homes. Constructed approximately 37 years ago it has been substantially extended and now offers spacious and versatile accommodation. The extension has been designed to create maximum versatility, a superb flow and excellent space for entertaining. It is located on the popular Long Green area of Worthing and adjoins fields to the rear.

The front door opens to a spacious hall with stairs to the first floor. There is a double aspect sitting room with sliding glazed doors to the garden and a wood burning stove. At the rear of the house is a family room overlooking the garden, off which is a study at one end and a conservatory. The dining room is to the front and opens into an impressive vaulted kitchen. It is comprehensively fitted with a range of wooden wall and base units and integrated appliances. There is a large walk-in pantry and a useful utility room with door to the side. A cloakroom completes the ground floor. On the first floor are two

bedroom suites and three further bedrooms, together with a family bathroom. The principal bedroom also has a walk-in wardrobe. There are solar panels on the rear roof capitalising on the southerly aspect. In addition, the vendors changed the heating from oil to air source improving the property's environmental credentials.

The house is approached from the the shared private road via a driveway providing parking and leads to the detached double garage. There is an area of lawn to the front and a useful utility area. The south-facing rear garden is a delightful feature and laid principally to lawn, interspersed with an array of mature trees and shrubs and bordered by established hedging. The garden overlooks the fields to the rear.

#### SERVICES

Central heating provided by air heat source. Mains electricity and water are connected to the property with private drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





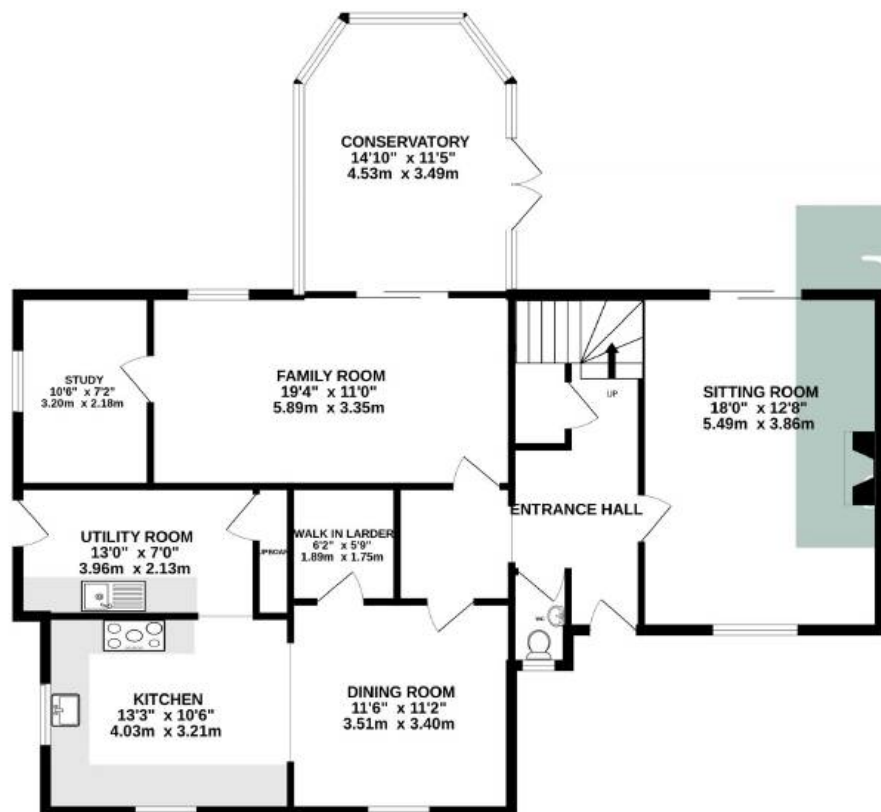






## FLOORPLAN

GROUND FLOOR  
1245 sq.ft. (115.6 sq.m.) approx.

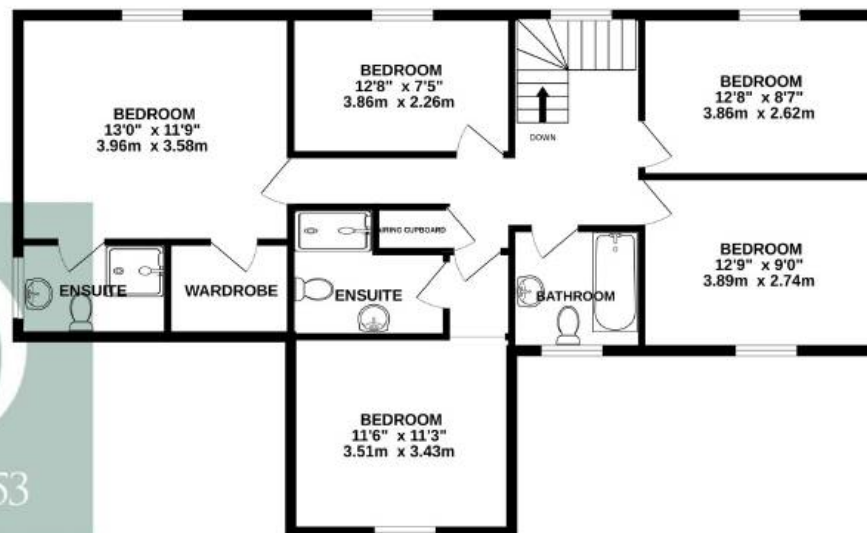


TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

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.

Made with Metronix ©2024

1ST FLOOR  
945 sq.ft. (87.8 sq.m.) approx.



## LOCATION

Worham is a popular village with its' own primary school Graded as Outstanding in its' last Ofsted inspection and a feeder school for near by sought after Hartismere High School in Eye, which provides secondary education and also Graded as Outstanding in its' last Ofsted inspection. The village also has a 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).

## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band D

## ENERGY PERFORMANCE

### C Rating

## VIEWING

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

# DURRANTS

SINCE 1853

## 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.*

*2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.*

## CONTACT US

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

Tel : **01379 642233**  
Email : **diss@durrants.com**

