



3 SANCROFT WAY
WORTWELL, HARLESTON, IP20 0HR



Three bedroom semi-detached house set in a small cul-de-sac location with mature front and rear gardens

Situated in an edge-of-village location, sits this well-presented house with driveway and car port. Accommodation briefly comprises of entrance hall leading to kitchen/ dining room, sitting room with bay-window. The downstairs has a super flow throughout. Upstairs there are three bedrooms, two of which are substantial doubles, and a wet room. The gardens are a particular focal point, with various matured shrubs to front and rear. There is a new 6ftx4ft aluminium and polycarbonate greenhouse in the rear garden.

LOCATION

Wortwell is less than 2.5 miles away from Harleston, a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the town all year and lots of local clubs, organisations and activities. Diss which is 11 miles to the West has a mainline rail link to

London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

SERVICES

Electric storage heating. Mains drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Council Tax band B
South Norfolk Council

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



3



2



1



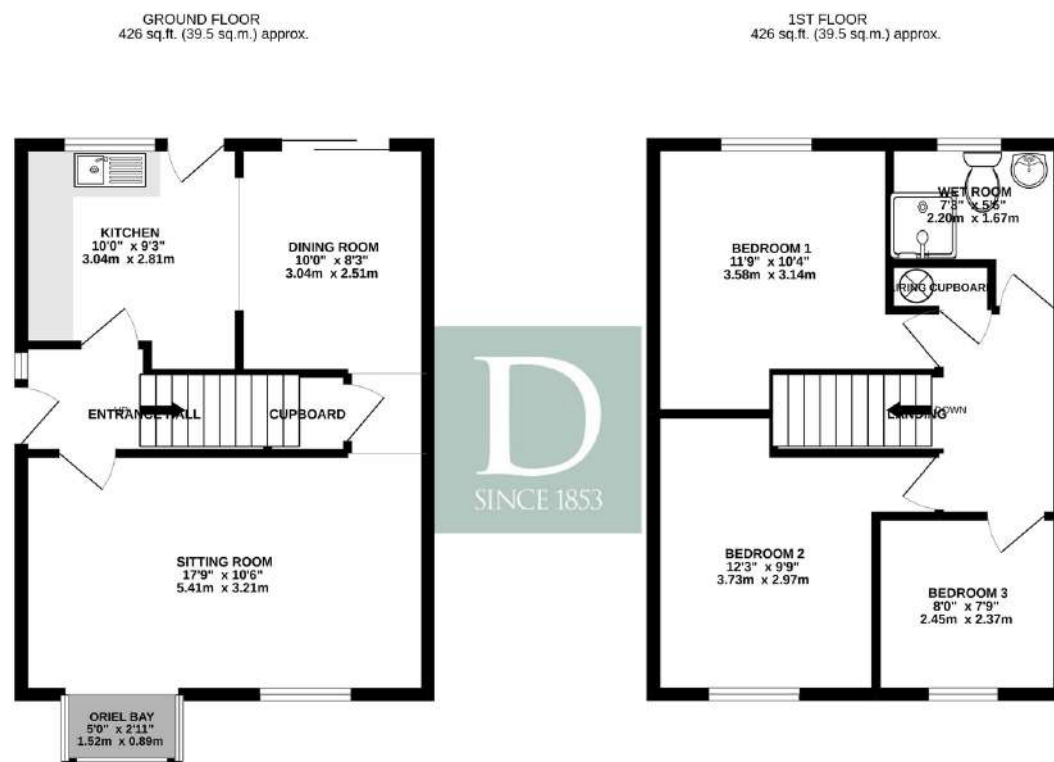
12
miles



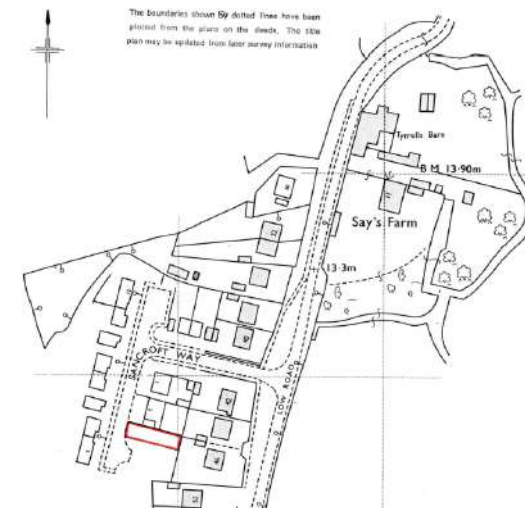
EPC



FLOOR PLAN



LOCATION MAP



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.

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, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**

Email : **harleston@durrants.com**