



DOUBLE COTTAGE  
78 LOW ROAD, WORTWELL, IP20 0HJ



A charming and picturesque Grade II Listed period attached cottage with an abundance of character set in a convenient location on the edge of the popular village of Wortwell. The property has a delightful established garden.

**A charming and picturesque 'chocolate box' cottage in a convenient location within the popular village of Wortwell. The property has been a much loved home and has an abundance of character whilst offering further potential to personalise. At the front of the property is an open plan sitting room and dining room divided by some open vertical beams. In the sitting room is a substantial inglenook fireplace with solid fuel stove. To one side of the fireplace is a door leading to an inner hall with access to the bathroom. The dining room is double aspect and leads to the kitchen. It is a galley kitchen and overlooks the rear garden plus has a door to outside. At one end it leads to a useful utility room, also with a door to outside. On the first floor is a spacious landing that has been used as an additional bedroom area. There are two double bedrooms with exposed timbers.**

**The front garden is a delightful feature with established planting and hedging. There is a driveway to one side leading to the detached garage with attached garden**

**stores. The rear garden is a truly cottage garden and provides a perfect setting for the house.**

#### LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events, a village pub and motor garage. Harleston is the nearest town and has 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. Diss is approximately 11 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

#### SERVICES

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

#### LOCAL AUTHORITY

South Norfolk Council & Tax Band D



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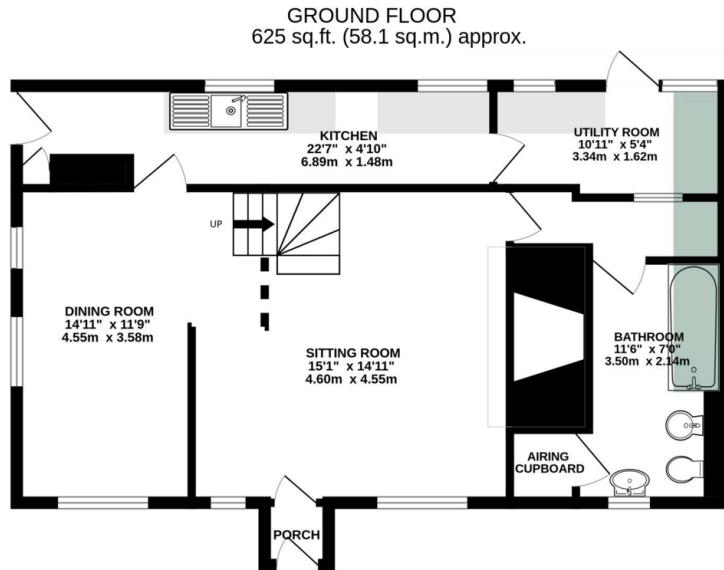
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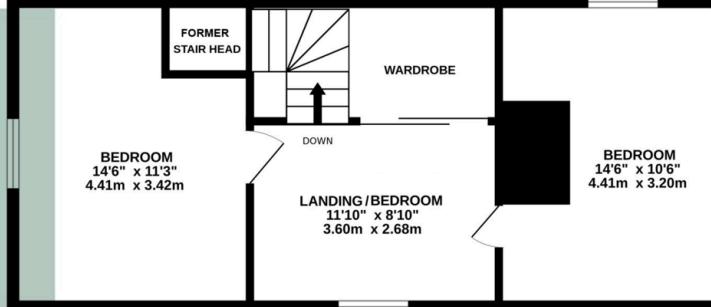


## FLOOR PLANS

GROUND FLOOR  
247 sq.ft. (23.0 sq.m.) approx.



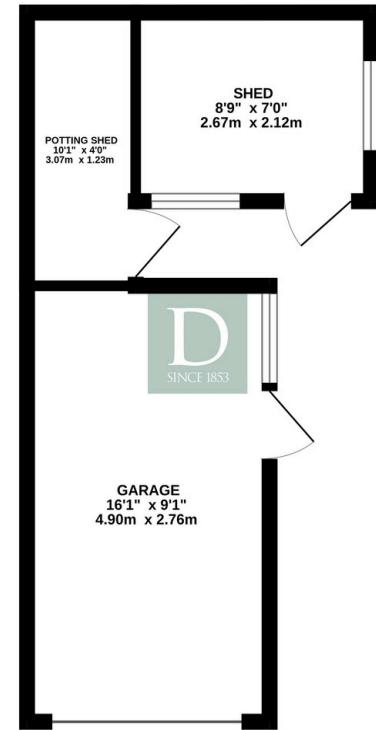
1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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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## CONTACT US

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

Tel : 01379 852217  
Email : [harleston@durrants.com](mailto:harleston@durrants.com)