

A four bedroom detached house dating from the late 1980s, situated in a pleasant rural location in Wortham.

Guide Price
£475,000 Freehold
Ref: P7589/C

1 Old Forge Close
Long Green
Wortham
Suffolk
IP22 1PU



Hallway, cloakroom, sitting room, dining room, kitchen and utility room.

Four first floor double bedrooms, en-suite shower room and bathroom.

Off-road parking and double garage.

Gardens of 0.4 acres.

No Forward Chain

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

The property sits back from Long Green within a small close of similar dwellings. Wortham itself is a pleasant village with a primary school, post office, shop and tea room. There is also a tennis and bowls club with a sports pavilion. Diss, which is 4 miles, has shops and supermarkets and a mainline railway station with links to Norwich and London's Liverpool Street Station.

Description

The property is understood to have been built in the late 1980s and is believed to be of brick and block construction with brick and part flint elevations under a tiled roof. There are UPVC double glazed windows throughout and a propane gas-fired central heating system. It is anticipated that an incoming purchaser will wish to carry out a refurbishment programme which may include the kitchen and bathrooms.

A front door leads into a hallway where there are stairs leading to the first floor landing and an understairs cupboard. Doors lead off to the cloakroom which has a WC and handwash basin, the reception rooms and also the kitchen. The triple aspect sitting room enjoys windows to the front and side of the property and there are sliding doors opening up to the rear patio and the garden. It has a stone fireplace. The dining room has a window to the front of the property. The kitchen is fitted with high and low-level wall units which include a double electric oven, dishwasher and fridge freezer. There is a four ring gas stove and a one and a half bowl stainless steel sink. From here there is access to a utility room with low-level wall units and space and plumbing for a washing machine, sink and cloak cupboard. In addition there is an exterior door. On the first floor landing is an airing cupboard and access to the four bedrooms and bathroom. The four bedrooms are all doubles and either have windows overlooking the front of the property or the rear garden. The principal bedroom has an en-suite shower room comprising a WC, handwash basin and shower. The bathroom comprises a handwash basin, WC and bath.

The Outside

The house is approached from the shared private track via a shingle driveway providing off-road parking. There is space for the parking area to be extended if required. Adjacent to this is a brick built garage that measures 16'9 x 17'. It has two up and over doors to the front and a window to one side.

The main gardens lie to the rear of the house which faces south-west. This is predominately laid to grass and has a former vegetable bed along with shrubs. This is enclosed by fencing and hedging. It contains garden sheds and a greenhouse and abuts a field to the rear. In total, the plot size is approximately 0.4 acres.





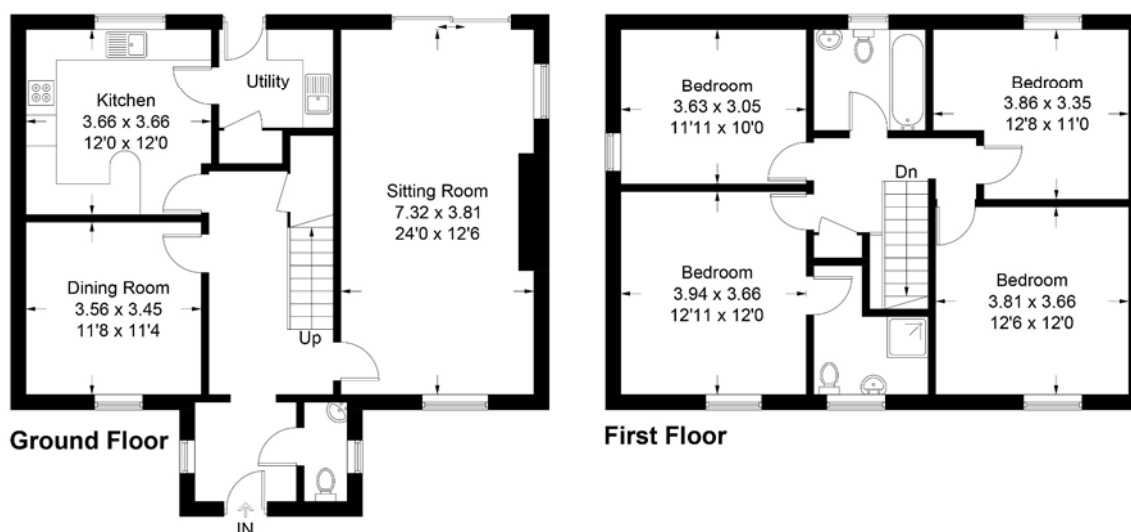






1 Old Forge Close, Wortham

Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft



For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains electricity and water. Shared private drainage system. Central heating via a propane gas tank.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones We understand that superfast broadband has just been connected to the close. To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = F (Copy available from the agents upon request).

Council Tax Band E; £2,643.50 payable per annum 2025/2026

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

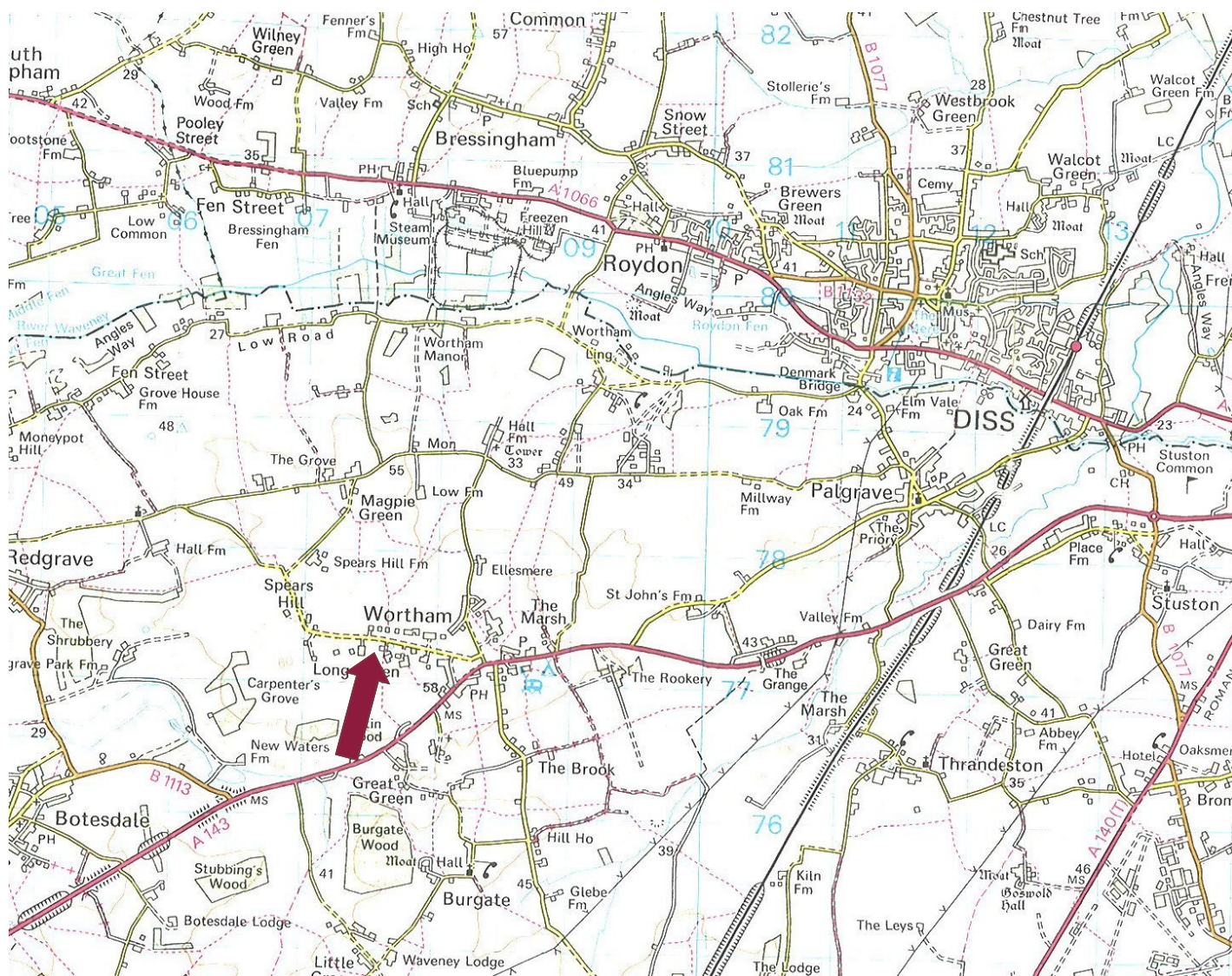
4. This is a probate sale - the application to obtain the grant has been submitted.

May 2025

Directions

Heading north on the A140 towards Diss, take the A143 whereupon you will come into Wortham. Having passed the tea shop and post office, turn right where signposted to Roydon and then immediately left towards Long Green and Redgrave. Take the sixth track on the left hand side where there is a sign for Old Forge Close. Number 1 is the second house on the right hand side.

What3Words location: /// obstruct.tags.lightly



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.