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High Road, Wortwell,
Nr Harleston, Norfolk.

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ESTATE AGENTS



A delightful, semi-detached Victorian cottage, offering beautifully presented accommodation throughout and situated in the centre of the Norfolk/Suffolk border village of Wortwell. The cottage features three reception rooms, kitchen, utility and ground floor cloakroom, with two double bedrooms and bathroom on the first floor. Outside we find ample off-road parking leading to a timber garage/workshop and carport. The attractive, established gardens sit to the front and side of the house with the additional rear garden space on a 'peppercorn' rent from the parish council.

Accommodation comprises briefly:

- Entrance Porch
- Kitchen/Breakfast Room
- Sitting Room
- Snug
- Dining Room
- Cloakroom
- Rear Lobby/Utility
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom

Outside

- Timber Garage/Workshop and Summerhouse
- Ample Off-Road Parking
- Car Port
- Attractive gardens



The Property

The entrance porch welcomes us and opens in the kitchen/breakfast room which is well fitted with a matching range of wall, base and drawer units, underlighting illuminates the ample worktop space and a breakfast bar offers a spot for informal dining. There is a built-in double oven, hob with extractor over, integrated dishwasher and fridge/freezer. A window overlooks the side garden and a door opens into the snug with stairs rising to the first floor. The sitting room overlooks the front gardens with a brick fireplace housing the wood burning stove creating a cosy focal point to the room. Stepping back through the snug we find a feature fireplace and a handy cupboard below the stairs rising to the first floor. This room flows open-plan into the dining room perfect for family living and entertaining alike. The dining room enjoys a window looking to the rear and door into the rear lobby/utility room where we find the separate cloakroom.

From the snug stairs rise to the first floor landing where you will find two double bedrooms which both overlook the front aspect, the master bedroom has a cupboard recessed to the chimney which rises from below whilst the second bedroom boasts a wall of fitted wardrobes. The well appointed family bathroom echoes the standard found throughout the home and comprises panelled bath, corner shower cubicle and WC and wash basin set in a vanity unit. This completes the accommodation.



Outside

The cottage is set well back from the road with a brick weave drive providing an extensive parking area for a number of vehicles and leads to the car port and timber garage/workshop. The front garden is laid to lawn and framed with a selection of established shrubs whilst an attractive raised fish pond creates the focal point to enjoy from the seating area set below the sitting room window. To the side there is a pretty paved garden with raised beds planted with a mixture of plants and shrubs, this space offers a private and peaceful spot for outdoor dining in the summer months.

Agents Note: The rear garden which is outlined on the plan isn't owned by the property it is rented from Parish Council for a nominal fee of £14 per annum which can be passed on to the new owners.

Location

The Wortwell is located between the market towns of Bungay and Harleston and has access to some wonderful walks, an active community centre, village pub and is on a main bus route. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. Diss provides a mainline link to London Liverpool Street and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains drainage, electricity and water are connected.
EPC Rating: C

Local Authority

South Norfolk District Council

Tax Band: B

Postcode: IP20 0EF

Agents Note

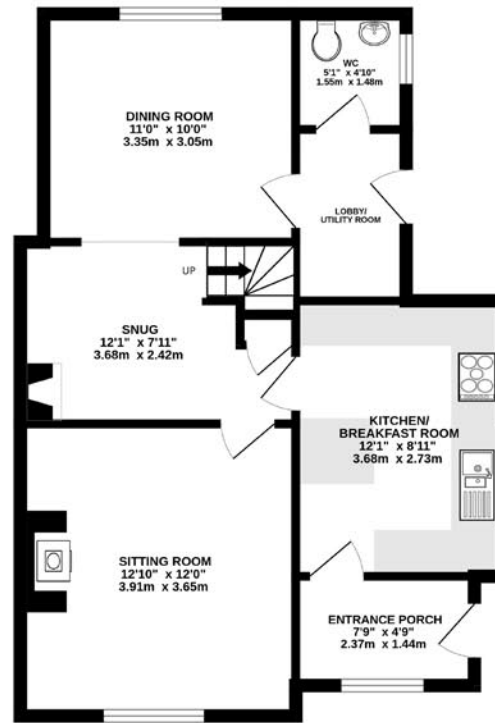
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

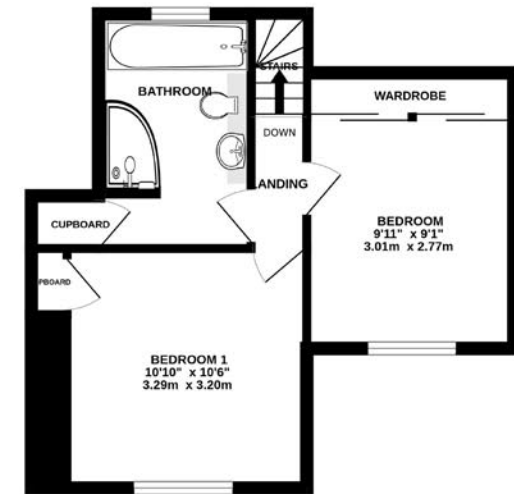
Vacant possession of the freehold will be given on completion.

Guide Price: £320,000

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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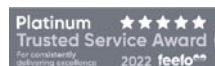
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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