



WORTWELL, IP20 0EG



A recently updated detached 3 bedroom bungalow at the head of a cul-de-sac in the popular village of Wortwell, nr. Harleston.

The property is a light and versatile detached 3 bedroom bungalow which has been recently completely updated by the current vendors and now provides a modernised blank canvas to personalise.

The front door opens to a small entrance hall which leads into the double aspect sitting room with fireplace. The excellent double aspect kitchen/breakfast room has been refitted with a range of contemporary wall and base units and new integrated appliances. The remainder of the accommodation is currently set out as three bedrooms and a bathroom but the rooms could be used for whatever an incoming buyer requires.

There is a gravel driveway from the road providing parking for several cars. The vendors have converted the garage into a useful studio/office. The bungalow is well placed within the plot with the gardens wrapping around it and laid largely to lawn with mature hedging.

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. 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

Mains electricity, water and drainage. Gas fired central heating. (Please note that none of the services have been tested by Durrants)

LOCAL AUTHORITY

South Norfolk and Band C

VIEWINGS

Strictly by prior appointment with the vendors sole selling agent's Durrants on 01379 852217



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FLOOR PLAN

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, Durrants & Co. does not accept any liability for any errors or omissions in this plan or for any inaccuracies in the measurements or for any other reasons. The drawings, plans and specifications are for guidance only and should not be used as a basis for any construction or other work. The drawings, plans and specifications are for guidance only and should not be used as a basis for any construction or other work. The drawings, plans and specifications are for guidance only and should not be used as a basis for any construction or other work.

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CONTACT US

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