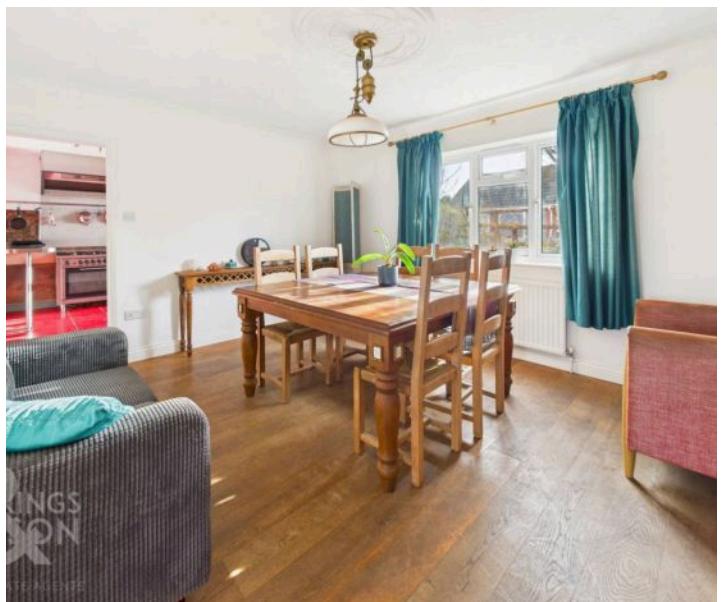




Long Green, Wortham - IP22 1PU

STARKINGS
WATSON
HYBRID ESTATE AGENTS



Long Green

Wortham, Diss

NO CHAIN! This substantial **FOUR BEDROOM DETACHED FAMILY HOME** presents a rare opportunity to acquire a spacious family home in the **HIGHLY SOUGHT AFTER** location of The Common in Wortham. Offered with no onward chain, the property boasts over 1,640 square feet of versatile living space (stms) thoughtfully arranged to accommodate modern family life. Built in the 1980s's, the house has been a loved family home for the current owners for a number of years and offers new owners the possibility to create an excellent property in their own taste all sat within a very generous plot of approx 0.37 ACRES (stms). The welcoming entrance hall leads to a generous 24-foot main **SITTING ROOM** with **FIREPLACE**, perfect for relaxing or entertaining guests, while a separate dining room provides an ideal setting for formal meals and family gatherings. The well-appointed kitchen/breakfast room offers ample storage and cooking with a useful utility room providing additional storage and laundry facilities adjacent.

Upstairs, FOUR DOUBLE BEDROOMS ensure plenty of space for family or visiting guests, complemented by TWO BATHROOMS for convenience and comfort. There is also a ground floor W/C completing the inside. Externally there is much to see with the DOUBLE GARAGE, MECHANICS WORKSHOP and further range of OUTBUILDINGS, ideal for buyers that run a business from home or that have a need for plenty of external space for storage/hobbies. The grounds extends to approx 0.37 Acres and also provide PLENTY OF DRIVEWAY PARKING TO THE FRONT for multiple vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Substantial Detached Family Home
- Over 1640 SQFT Internally (stms)
- 24' Main Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room & Utility
- Four Double Bedrooms & Two Bathrooms
- Generous Plot With Wide Range Of Outbuildings & Double Garage
- Sought After Location On The Common In Wortham



Wortham is a small village set in an attractive, gently rolling area of north Suffolk which offers an idyllic rural lifestyle but also with good access to amenities. The nearby villages of Botesdale and Rickinghall offer local shopping, schooling and medical facilities. The historic town of Bury St Edmunds lies some 11 miles away via the A143, allowing connections to the A14 which leads to the Midlands and main motorway network. Around 10 miles to the north is the market town of Diss which provides extensive local and national shopping, schooling of all levels, sporting and recreational facilities, including rugby, cricket and football clubs, along with an 18 hole golf course. Diss has a mainline rail station providing regular commuter services to Norwich and London Liverpool Street.

SETTING THE SCENE

The house can be found in a tranquil and secluded situation and enjoys an attractive position set back off Wortham Green and enjoying beautiful views over the un-spoilt common land to the front. To the front the house is approached via a large shingle driveway which is enclosed by brick walling and gates that give access onto the driveway providing extensive off-road parking for a number of vehicles. The property has double gates to both sides with the left hand side providing vehicular access to the double garage found in the rear garden. The main entrance to the house is found at the front off the driveway.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a hallway with stairs to the first floor landing and understairs storage as well as the ground floor w/c. Heading to the right of the hallway is the main 24' sitting room with a bright dual aspect to the front and rear as well as doors out to the rear garden and the fireplace with granite hearth housing a woodburner. Adjacent to the sitting room is the separate dining room overlooking the garden with a connecting door into the kitchen.

The potential would be to remove the dividing wall to create a large open plan space ideal for family living (stp). The adjacent kitchen has been fitted out in more of a commercial style with a range of base level units with stainless steel worktops over and breakfast bar area. White goods are all freestanding with a large double range style oven. A door leads to the separate utility beyond with a similar range of units with space and plumbing for white goods. There is also a door from the utility to the side garden. Heading up to the first floor landing you will find various storage built in as well as loft hatch access. There are four ample bedrooms all of which would accommodate a double bed. The large main double bedroom benefits from a en-suite shower room with w/c and hand wash basin. The main bathroom provides a four suite with bath, separate shower and w/c, hand wash basin.

FIND US

Postcode : IP22 1PU

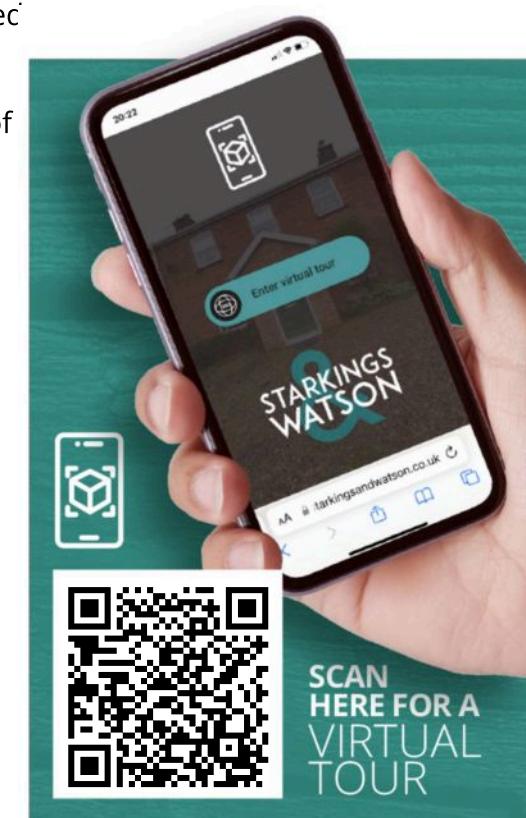
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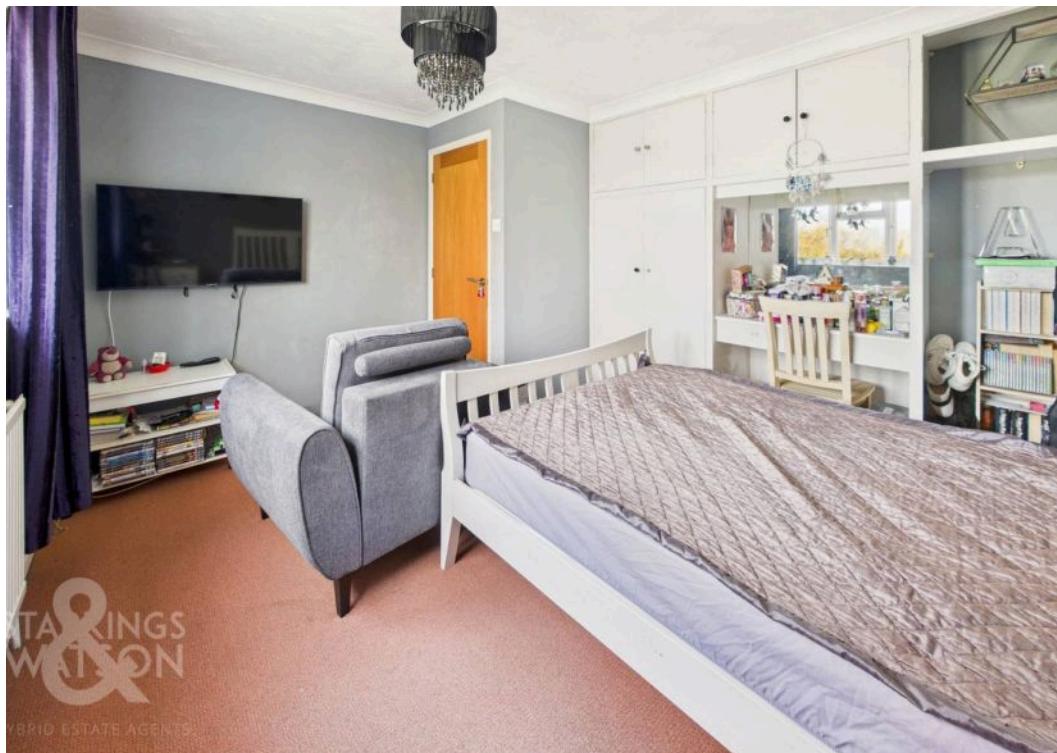
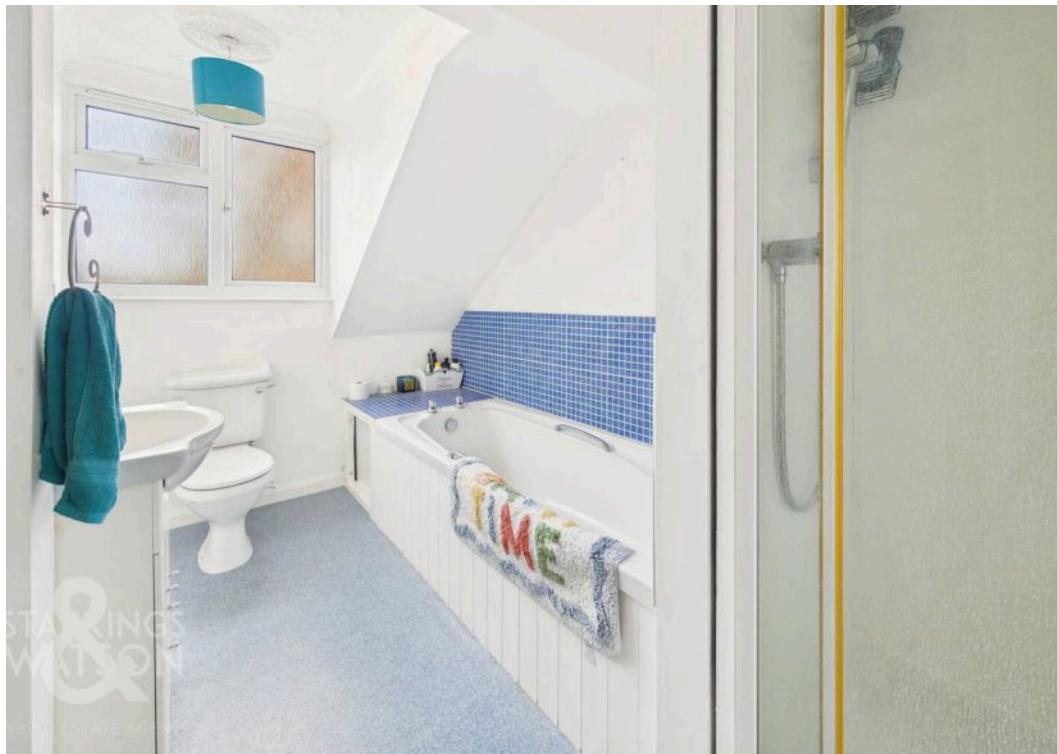
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised the drainage is private via a septic tank.

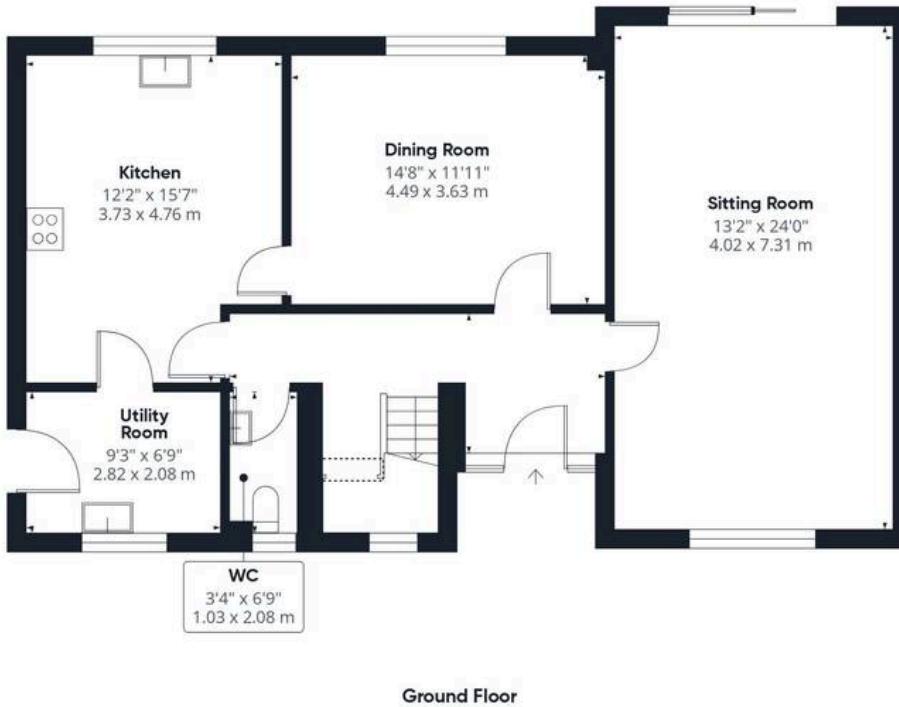






THE GREAT OUTDOORS

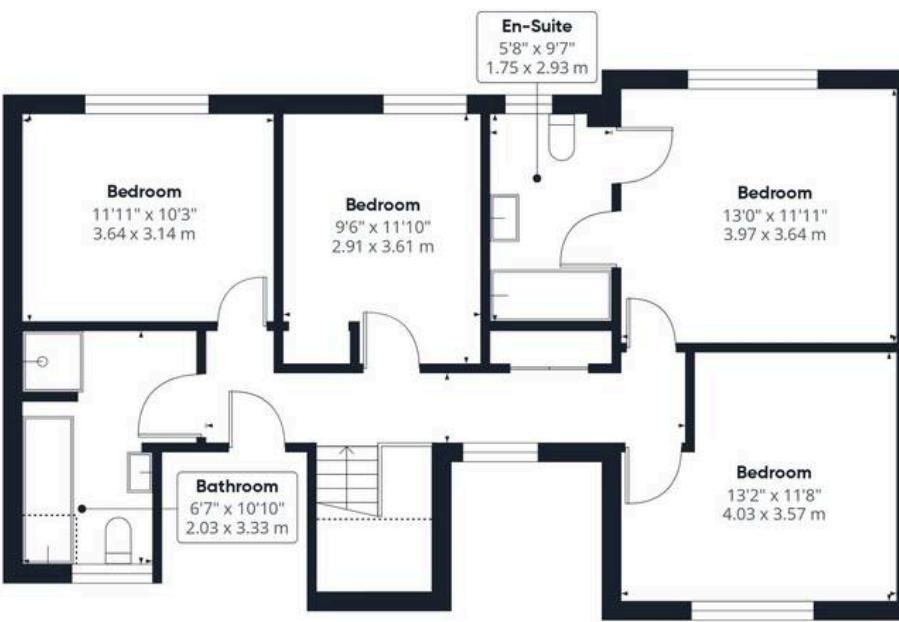
The rear garden has excellent access from front to back with double gates to both sides with the left hand side providing vehicular access to the double garage with power and light. Within the generous rear garden you will find a workshop that is fitted with a mechanics lift as well as timber built studio space and various other timber outbuildings and covered car port. The main gardens are found to the rear of the property being mainly laid to lawn and enjoying a sunny southerly aspect with well stocked and established borders. Abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining with decked area as well.



Approximate total area⁽¹⁾

1646 ft²
152.8 m²

Reduced headroom
9 ft²
0.8 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.