



High Road, Wortwell - IP20 0EF

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## High Road

Wortwell, Harleston

NO CHAIN! Nestled in the heart of a POPULAR VILLAGE LOCATION, this charming TWO BEDROOM SEMI-DETACHED COTTAGE offers an exceptional blend of character and modern comfort, presenting an ideal opportunity for those seeking a peaceful countryside lifestyle. Offered with no onward chain, the property boasts almost 1,000 square feet of versatile living space (stms), including THREE GENEROUS RECEPTION ROOMS with the sitting benefitting from a WOODBURNER providing flexible options for entertaining, relaxing, or working from home. The recently RE-FITTED kitchen and breakfast room is thoughtfully designed, featuring contemporary units and ample workspace, making it perfect for family meals. Also on the ground floor is a rear lobby/utility and the W/C. Upstairs, TWO SPACIOUS DOUBLE BEDROOMS provide comfortable accommodation, complemented by a well-appointed family bathroom. The appeal of this property extends into its impressive outdoor space, where a private garden (mostly to the side) offers a tranquil retreat for both relaxation and recreation.

There is an excellent side patio area creating an ideal spot for entertaining as well as access to the timber outbuilding providing a range of possible uses. To the front there is a timber GARAGE and separate CARPORT also as well as plenty of DRIVEWAY PARKING. There is also a pleasant and relatively private front lawned garden. The majority of the rear garden is available to rent from the parish council on a peppercorn rent further increasing the size of the useable outside space. Whether you are enjoying the great outdoors, entertaining friends on the patio, or simply unwinding after a long day, this home delivers a wonderful balance of indoor and outdoor living.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- NO CHAIN!
- Semi-Detached Cottage
- Almost 1000 SQFT Internally (stms)
- Three Reception Rooms
- Recently Re-Fitted Kitchen/Breakfast Room
- Two Double Bedrooms & Family Bathroom
- Ground Floor W/C
- Private Garden, Driveway Parking & Outbuildings



Wortwell is a semi-rural village located on the fringes of Harleston, on the A143 and River Waveney. With easy access to Harleston, Bungay & Diss, this popular location is great for access, but also countryside pursuits. Ideally situated close to the centre of Harleston, an excellent selection of everyday amenities and schooling can be found. Full of character with interesting historic buildings the town also has a Wednesday market with free parking. The town of Diss, just a 15 minute drive away offers a further range of amenities and a direct train line to London Liverpool Street.

#### SETTING THE SCENE

Approached via the High Road in the village of Wortwell you will find a large brickweave driveway providing plenty of parking off road for multiple vehicles. This in turn leads to the timber built car port and the timber built garage. There is a pathway and steps leading up to the main entrance door to the front passing a front and side garden.

#### THE GRAND TOUR

Entering via the main entrance door to the front there is a porch entrance with space for coats and shoes leading to the well fitted and modern kitchen beyond. The kitchen offers a range of wall and base level units with wooden worktops over as well as a central breakfast bar unit. Integrated appliances include a double eye level oven and grill, induction hob, fridge/freezer, and dishwasher. A door leads through into the snug with fitted storage and the stairs to the first floor. To the front, leading off the snug is the main sitting room featuring a brick built fireplace with inset woodburner and built in storage adjacent. To the rear of the house also off the snug is the separate dining room overlooking the land beyond. The dining room leads to the rear lobby/utility with space and plumbing for white goods, a rear door and the ground floor W/C also.

Heading up to the first floor landing there are two double bedrooms both with fitted wardrobes as well as the modern family bathroom fitted to a high spec with a four piece suite.

#### FIND US

Postcode : IP20 0EF

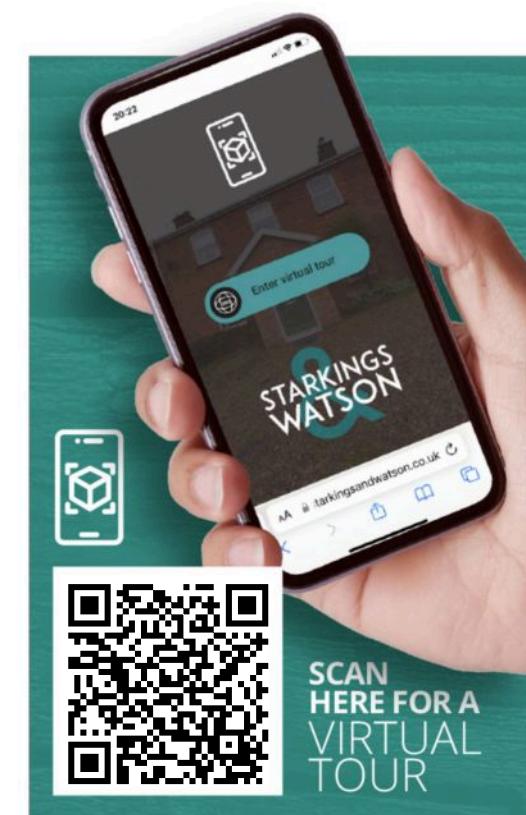
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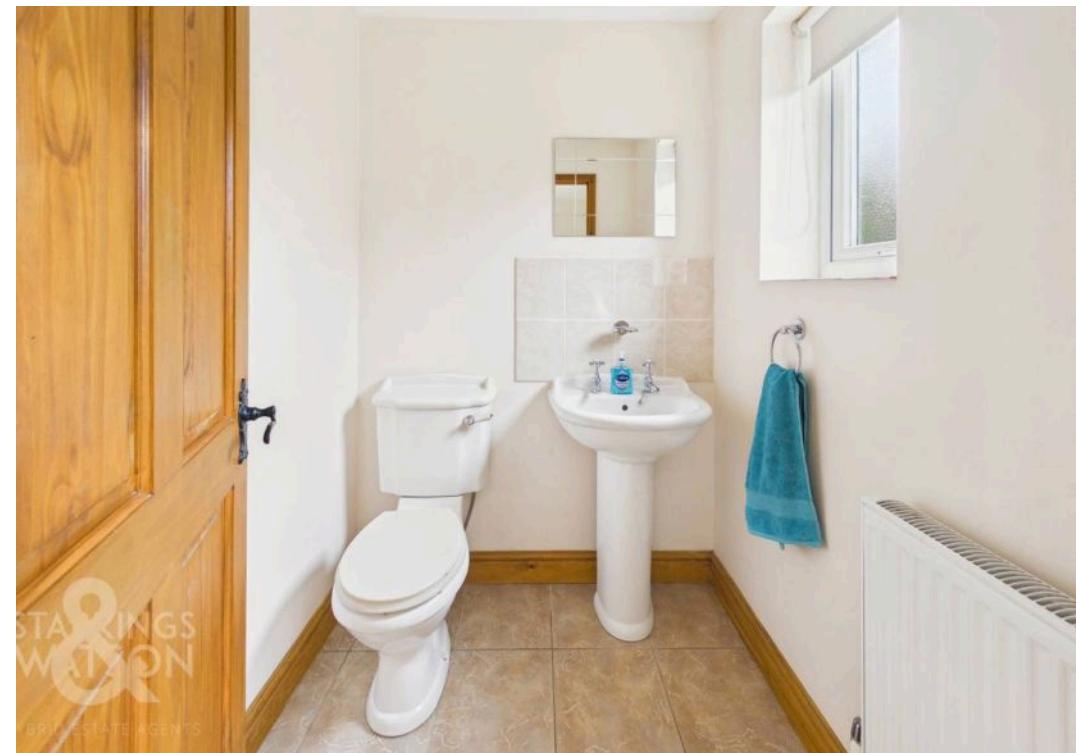
#### VIRTUAL TOUR

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

#### AGENTS NOTES

The rear garden is owned by the local parish council and is available to the occupants of the house at a peppercorn rent of £14 PA. No building work or permanent structures can be erected on this land.



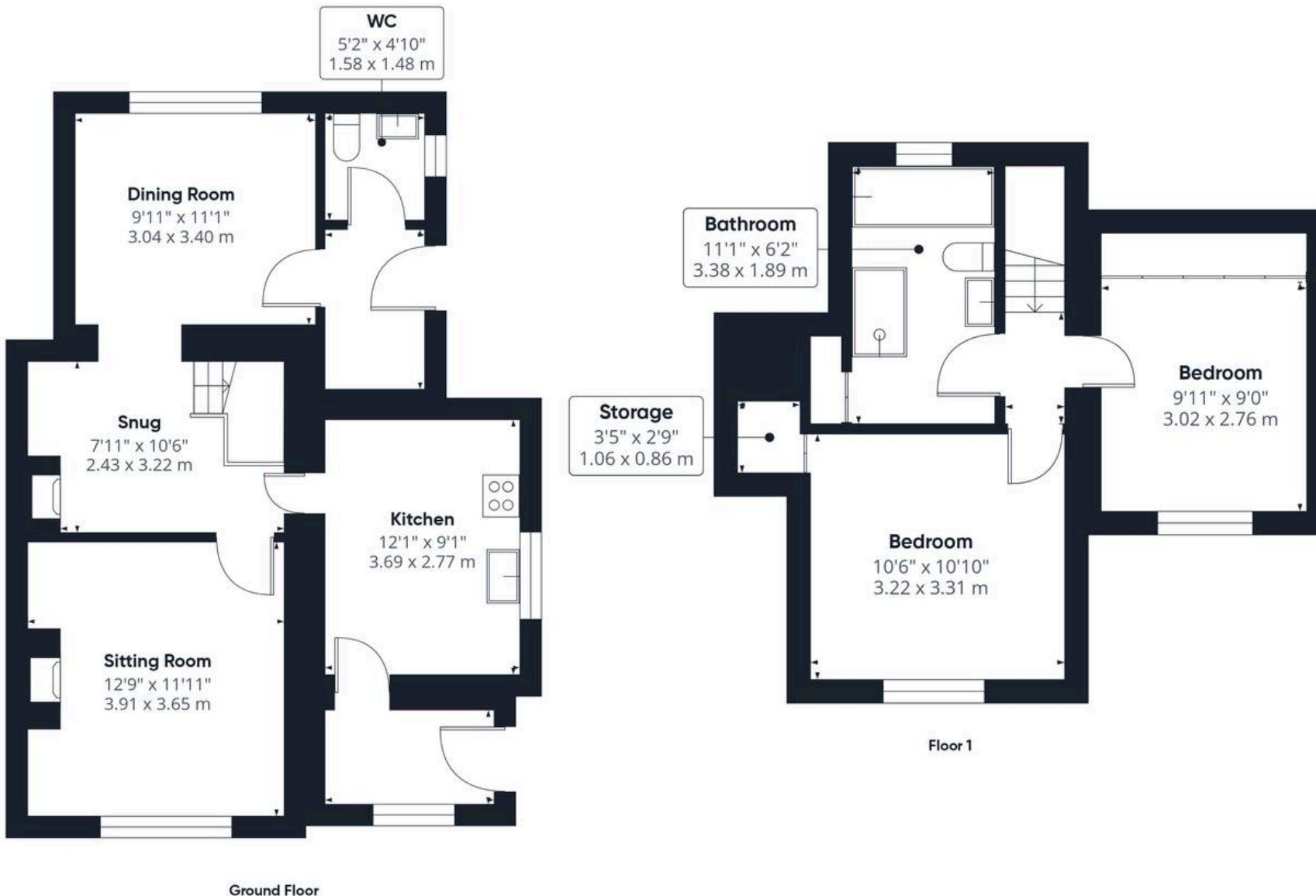




#### THE GREAT OUTDOORS

The gardens being mainly found to the front and side is laid to lawn and framed with a selection of established shrubs with a good degree of privacy. 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. From the side patio there is access to the timber studio/summerhouse also as well as steps up to the large expanse of lawn to the rear.





Approximate total area<sup>(1)</sup>

902 ft<sup>2</sup>  
83.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





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