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The Chestnuts  
Long Green  
Wortham



LOCATED IN THE POPULAR VILLAGE OF WORTHAM, THE CHESTNUTS FRONTS OPEN FARMLAND WITH FAR REACHING VIEWS,  
AND TO THE REAR IS THE VILLAGE COMMON



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## The Chestnuts, Long Green, Wortham, Diss, IP22 1RD

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### ENTRANCE PORCH

Leaded door to front, window either side.;

### RECEPTION HALLWAY

Vaulted ceiling to the landing, laminate flooring, two radiators, store cupboard with oak door, stairs to first floor, door through to sitting room, kitchen/breakfast room, family room and bedroom.

### SITTING ROOM

Leaded bay-window to front aspect, carpeted flooring, log burner, radiator and door to dining room and garden room.

### GARDEN ROOM

French doors to front and rear, windows to side, vinyl flooring, solid roof and underfloor heating.

### DINING ROOM

Windows to side and rear, carpeted flooring and radiator. Door through to;

### KITCHEN/BREAKFAST ROOM

Window to rear, luxury vinyl flooring, door to rear. Door from hallway and door to utility. A John Lewis fitted kitchen with peninsula island and breakfast bar, granite working surfaces with stainless steel inlayed sink with mixer taps and waste disposal system. Induction hob with extractor fan and double oven, space fridge-freezer, integrated dishwasher. Door to;

### UTILITY ROOM

Window to rear aspect, luxury vinyl flooring, airing cupboard with pressurised system, stainless steel sink/drainers with mixer tap, space for washing machine and tumble dryer, radiator.









## PLANT ROOM

Window to rear, door to side, luxury vinyl flooring, space for fridge-freezer, boiler.

## FAMILY ROOM

Windows to front and side, central open partition, radiator,



carpeted flooring and laminate flooring. Two doorways from the hallway, former kitchen so this could be converted back if required.

## BEDROOM

Window to rear, fitted wardrobes and dressing table. Carpeted flooring, radiator, and door through to

## EN-SUITE

Suite comprising:- Low level WC, wash hand basin, fully tiled walk in shower, heated towel rail and window to side aspect.



## LANDING

Galleried landing over the entrance hall, window to front aspect, carpeted flooring and loft access.

## PRINCIPAL BEDROOM

Window to front, window to side, laminated flooring, wide range of fitted bedroom furniture including; drawer units, linen cupboard and fitted dressing table and two radiators. Door to;

## EN-SUITE

Raised walk-in shower with Mira shower with rainfall shower head, low level WC, 'his and hers' sink units set in vanity, Velux window to rear. Luxury vinyl flooring, fully-tiled with extractor fan.

## BEDROOM

Window to front, carpeted flooring, built-in double wardrobe and radiator, door through to;

## EN-SUITE

Velux window to rear, part-tiled walls with shower, low level WC, hand wash basin, luxury vinyl flooring and heated towel rail.

## BEDROOM

Window to front, laminated flooring and radiator.

## BEDROOM

Window to front, carpeted flooring, built-in double wardrobe.

## BEDROOM

Velux window to front aspect, carpeted flooring, fitted dressing table and bookcase, radiator.

## BATHROOM

Fully-tiled walls and flooring with heated towel rail, free-standing bath with mixer taps, granite bowl hand wash basin, low level WC, two Velux windows.







## EXTERNAL

The property has a wrap-around garden with mature trees and shrubs. The garden is mainly laid to lawn and has a kitchen garden area with BBQ, an established Laurel hedge to the rear and a shed and greenhouse.

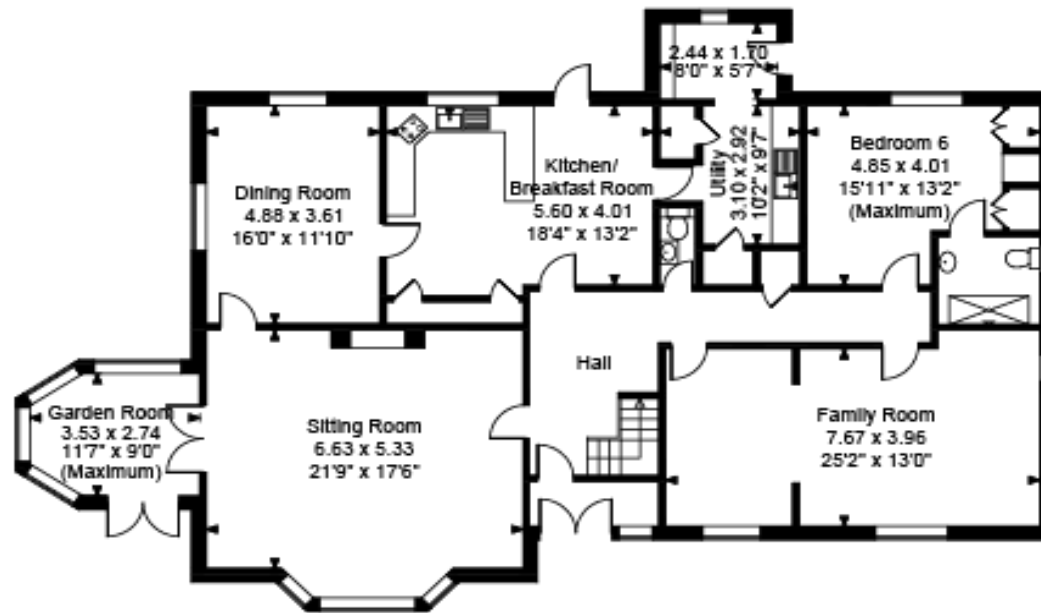


## GARAGE

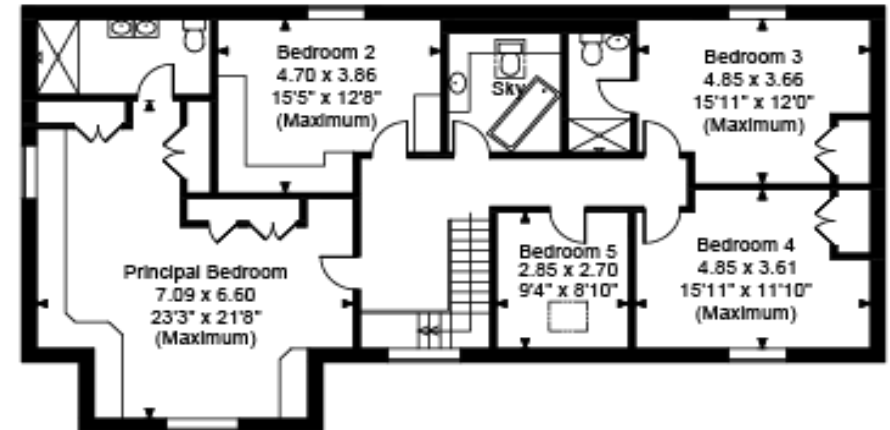
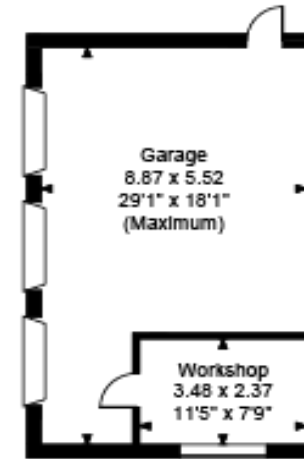
The garage is a triple-width garage with three up and over doors, door to side, window to rear. To the back of the garage there is a workshop area with window to side, TV point, laminated flooring and light. This is also insulated.



# The Chestnuts, Long Green Wortham, Diss



Ground Floor



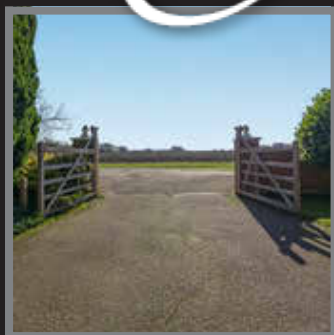
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## OFFERS IN EXCESS OF £850,000

This magnificent detached home affords a wonderful quality of life. Located in the popular village of Worthing, The Chestnuts fronts open farmland with far reaching views, and to the rear is the village common. The accommodation comprises:- six bedrooms, five of which are on the first floor with two en-suites and a family bathroom. The ground floor accommodation has been utilized in the past as multi-generational due to the ground floor bedroom offering an en-suite with the large family room opposite providing ample reception space and formally in part, been a kitchen. The spacious sitting room leads to a garden room and dining room, with the kitchen/breakfast room with a modern fitted fully-equipped John Lewis kitchen. There is also the addition of a utility room and plant room, the property offers plenty of space for a family. Externally, there is a triple garage which is currently fitted with a work space but could easily be converted back. The wrap-around plot is generous with mature trees and shrubs, and a feature outdoor kitchen area

EPC Rating: E  
Council Tax Band: G  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

To view this property's virtual tour,



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