

SALIX HOUSE, 12 WILLOW CLOSE

WORTWELL. IP20 0EG

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A striking and deceptively spacious detached house with highly versatile accommodation.

Harleston 2.5 Miles | Bungay 5.7 Miles | Diss Station 11.9 Miles |
Norwich 20.4 Miles |
(All distances approximate)

Entrance Hall * Superb Open-Plan Kitchen/Dining/Living Room *
Utility Room * Cloakroom
2 Bedroom Suites * 2 Further Bedrooms Suites * Bathroom
Detached Double Garage * Landscaped Gardens

In all about 0.18 acre

Waveney & Broads
ESTATE AGENTS

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Located in a cul-de-sac location within the village of Wortwell, 2.5 miles from the market town of Harleston, the property was constructed approximately 10 years ago and offers striking and spacious accommodation across three floors. It has been very well designed to give enormous versatility.

The front door opens to a partially double height dramatic entrance hall. At the rear is a double bedroom with sliding glazed door and Juliet balcony and ensuite shower room. There are two further double bedrooms, one with Juliet balcony on this level plus a family bathroom. A door leads to a room with double cupboard and stairs rise to the first floor. The first floor has a spacious further bedroom suite.

Striking open-tread stairs lead down from the hall to an outstanding open-plan living space. The triple aspect room has a contemporary feel with polished concrete floor and a striking and comprehensively fitted kitchen in



one corner. Sliding glazed doors open to rear garden. This rooms is a perfect entertaining space and connects brilliantly with the garden. On this level is a cloakroom and a separate utility room.

The property is approached from the road via a driveway providing off-road parking for several cars leading to a detached double garage. The garage has light and power and up and electric up and over doors. It offers enormous potential to convert to a variety of uses subject to planning permission. The gardens have been superbly landscaped to make the most of the space. Immediately to the rear of the house is a paved patio for alfresco dining leading to an area of lawn. The remainder of the garden has been cleverly terraced and there is a decked area to the rear of the garage.

Services: Mains water and electricity. Private drainage via treatment plant. Gas fired central heating with underfloor on lower ground floor. (None of the services have been tested by Waveney and Broads).











Location: What3Words - ///rushed.essay.duplicity. Wortwell is a village located to the south of the A143, 2.5 miles from Harleston and 5.7 miles from Bungay both offering a range of restaurants, shops and supermarkets. The larger town of Diss with its mainline station to London and Norwich is 11.9 miles. (All distances approximate)

Viewings: Strictly by prior appointment via Waveney and Broads on 01603 575779.













BASEMENT
693 sq.ft. (64.4 sq.m.) approx.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1660 sq.ft. (154.2 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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