

M
M

High Road, Wortwell,
Nr Harleston, Norfolk

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS



High Road, Wortwell

Built in the early 1900s, this four bedroom, double-fronted, detached property has been a much loved family home for 34 years and now requires some updating. Set back from the road behind a large front garden and driveway and occupying a generous plot of approximately 1.53 acres (sts) with some useful outbuildings, the property has some lovely period features and is offered with no onward chain complications.

Accommodation comprises briefly:-

- Entrance hall
- Dining room
- Sitting room
- Cloakroom/utility
- Kitchen
- Conservatory
- Four double bedrooms
- Family bathroom
- Barn and outbuilding
- Boiler room
- Large plot of approximately 1.53 acres (sts)
- No onward chain



The Property

A part glazed door opens in the entrance hall with windows to either side, wonderful original floor tiles and a fabulous feature stained glass panel. Stairs rise to the first floor with useful understairs storage cupboard. To the left hand side, the dining room comprises high ceiling with picture rail and sash window to front with a fireplace and hearth housing grate for open fires. To the right of the hallway a double length sitting room again comprises fireplace and grate for open fires, sash window to front and window to rear over conservatory as well as double height built-in storage cupboard. A cloakroom with tiled floor and window to rear, houses space and plumbing for washer and dryer. The kitchen with window to rear comprises a range of solid wood wall, base and drawer units with granite effect worktop inset 1 ¼ bowl sink and drainer with tiled splashbacks and space and plumbing for all appliances. A large conservatory to the rear of the property overlooks the garden.

Stairs rise from the hallway to a landing with sash window to front. Two good size double bedrooms overlook the front aspect and comprise attractive feature fireplaces with two further double bedrooms overlooking the rear gardens and again comprising feature fireplaces. The family bathroom is fitted with a 3 piece suite with shower over bath and tiled surround.





Outside

The property is accessed from a long driveway running up from High Road past a large predominantly lawned front garden. The 1.53 acre plot comprises mostly lawned areas with an established variety of trees, oaks and chestnuts to name a few. This large plot borders the A143 to the rear and incorporates a barn and large outbuilding.

Location

Wortwell is located between the two market towns of Bungay and Harleston. The market town of Harleston provides all schools, nurseries, shops, Post Office, churches, doctor's surgery, dentist, restaurants and pubs. Bungay offers a good range of all the necessary amenities and shops, schools, antique shops, restaurants, The Fisher Theatre (now showing films) and leisure facilities including indoor swimming pool and golf club. The Cathedral City of Norwich is about 40 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). Diss provides another mainline link to London and is 14 miles distant. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are a short distance away.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating.
Private drainage.
Mains water and electricity.
Energy Rating: G

Local Authority:

South Norfolk District Council
Tax Band: G
Postcode: IP20 0EF

Tenure

Vacant possession of the **freehold** will be given upon completion.

Agents' Note

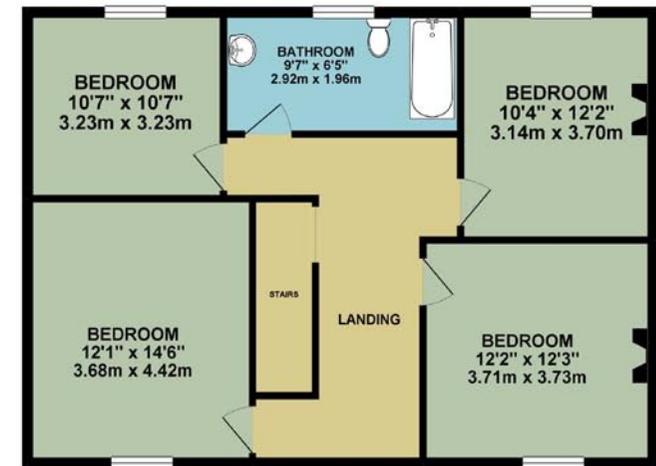
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £525,000

GROUND FLOOR 1103.36 sq. ft.
(102.51 sq. m.)



1ST FLOOR 804.21 sq. ft.
(74.71 sq. m.)



TOTAL FLOOR AREA : 1907.58 sq. ft. (177.22 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.
Made with Metropix ©2019

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
Bungay	01986 888160
Beccles	01502 710180
Loddon	01508 521110
Halesworth	01986 888205

A member of  **OnTheMarket**.com

www.muskermcintyre.co.uk



Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

HARLESTON OFFICE

5 London Road
Harleston
Norfolk
IP20 9BH

Tel. 01379 882535

harleston@muskermcintyre.co.uk