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Low Road, Wortwell
Nr Harleston, Norfolk

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McINTYRE
ESTATE AGENTS



A spacious detached house with enviable views to the rear across the garden and marshland beyond. The property is situated in the popular village of Wortwell and offers three double bedrooms with en-suite to the master bedroom, garage and ample off-road parking.

Low Road, Wortwell

Accommodation comprises briefly:-

- Spacious entrance hall
- Sitting room
- Dining room
- Kitchen and utility room
- Study/hobby room (this is part of the garage which has been sectioned into two but could easily be put back to a garage)
- Three double bedrooms
- En-suite shower room to master bedroom
- Family bathroom
- Rear garden with far reaching views across Mendham Marshes
- Front garden
- Ample off-road parking
- Single garage (see above note)
- Fully double glazed



The Property

The front door leads into a spacious entrance hall with stairs leading to the first floor, cupboard with plenty of room for hanging coats and cloakroom with WC, wash basin set in vanity unit and window to the side aspect. The sitting room is lovely and bright with window to front aspect and sliding patio doors overlooking the rear garden and marshes beyond. A brick open fireplace with tiled hearth creates a cosy focal point. The sitting room opens into the dining room with windows to either side and double doors opening onto the garden with again lovely views. The kitchen is well fitted with a range of matching base, wall and drawer units, built-in electric oven and microwave, ceramic hob with extractor over, integrated dishwasher and fridge/freezer, window overlooking the rear garden and door to utility room which is a good size with window and door to side, plumbing for washing machine, oil fired boiler and wall and base units. The study/hobby room was formerly part of the garage and could easily be put back to a garage and has two windows to the front.

Stairs rise to the first floor landing with access to the loft which has a ladder and light and airing cupboard housing the hot water tank with slatted shelving. The master bedroom has window to the rear aspect with lovely views over the garden and marshes, a range of fitted wardrobes with sliding doors and door to en-suite shower room comprising fully tiled shower cubicle, pedestal wash basin, WC, heated towel rail and window to the rear. There are two further double bedrooms which both share the family bathroom.





Outside

The property is approached over a gravel drive which leads to the garage and provides ample off-road parking. The front garden is laid to lawn with a variety of mature shrubs with access along both sides of the house to the rear garden.

The sunny south facing rear garden is a good size and enclosed to both sides by hedging and panel fencing with beautiful views across Mendham Marshes. The garden is laid to lawn with an attractive paved terrace to rear of the house providing an ideal space for outdoor entertaining during the summer months. There is an outside tap and lighting and a timber garden shed which is included in the sale.

Location

Wortwell is located between the market towns of Bungay and Harleston and has a thriving pub, an active community centre and is on a main bus route. 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 are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water
Mains drainage, water and electricity
Energy Rating – E

Local Authority:

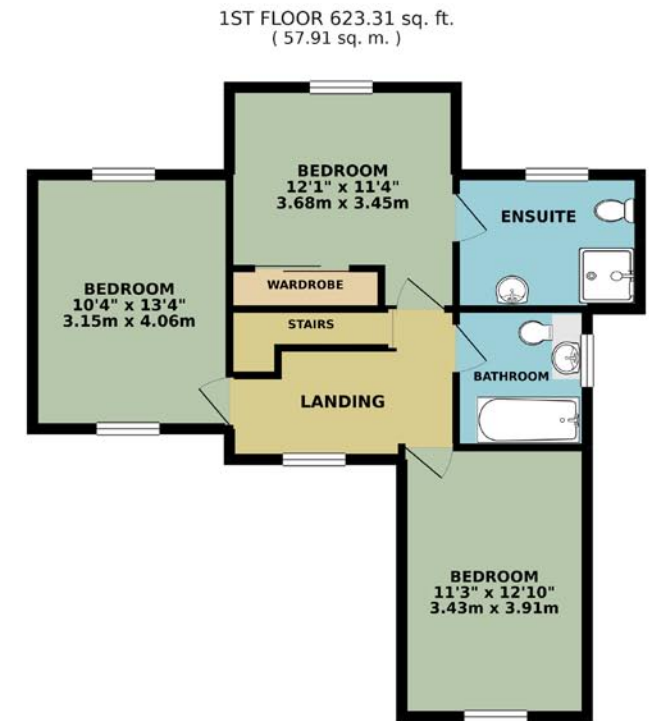
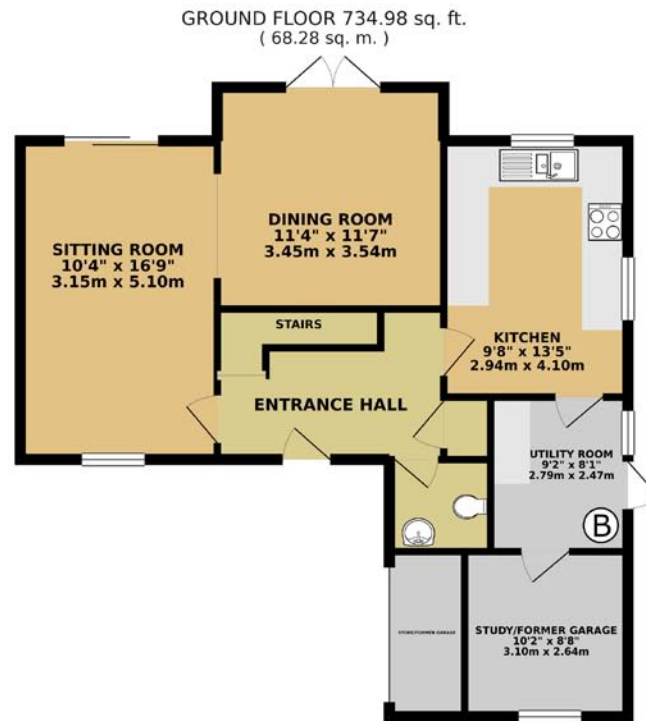
South Norfolk District Council
Tax Band: E
Postcode: IP20 0EF

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.



TOTAL FLOOR AREA : 1358.29 sq. ft. (126.19 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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Guide Price £385,000

To arrange a viewing, please call 01379 882535

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Beccles	01502 710180
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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