



*Tunbeck Road, Wortwell,
Nr Harleston, Norfolk*



**MUSKER
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ESTATE AGENTS

Tunbeck Road, Wortwell

A charming single storey semi-detached property which was a former barn and converted in 2006. The cottage offers open plan living accommodation, a double bedroom and shower room and benefits from parking for one vehicle and enclosed rear garden. The property is offered to the market with no onward chain complications.

Accommodation comprises briefly:-

- Open plan living area and kitchen
- Double bedroom
- Shower room
- Enclosed low maintenance rear garden
- Parking space
- Gas central heating
- No onward chain



The Property

An entrance doors leads directly into the open plan kitchen/living area. The kitchen is well fitted with a range of matching base, wall and drawer units, stainless steel sink and drainer, range cooker with gas hob and electric oven with extractor hood over, space and plumbing for washing machine, tiled floor and worktop, breakfast bar, space for freestanding fridge/freezer, window to rear aspect and cupboard housing gas fired boiler. The living area has double doors leading out to the garden and timber flooring. The double bedroom has a window to the rear aspect and timber flooring and the shower room completes the accommodation and is fully tiled with shower cubicle, pedestal wash basin and WC.

Outside

The property is approached just off the A143 on Tunbeck Road, up a farm track with a timber five bar gate leading into the shared parking area. A timber gate leads into the fully enclosed, low maintenance rear garden which is laid to shingle with a border planted with flower and shrubs.



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. Both Harleston and Bungay offer a wide range of shopping and leisure facilities as well as schooling for all ages. 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, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water.
Mains water and electricity are connected.
Private drainage.
Energy Rating: C

Local Authority:

South Norfolk District Council
Council Tax Band: A
Postal Code: IP20 OHP

Tenure

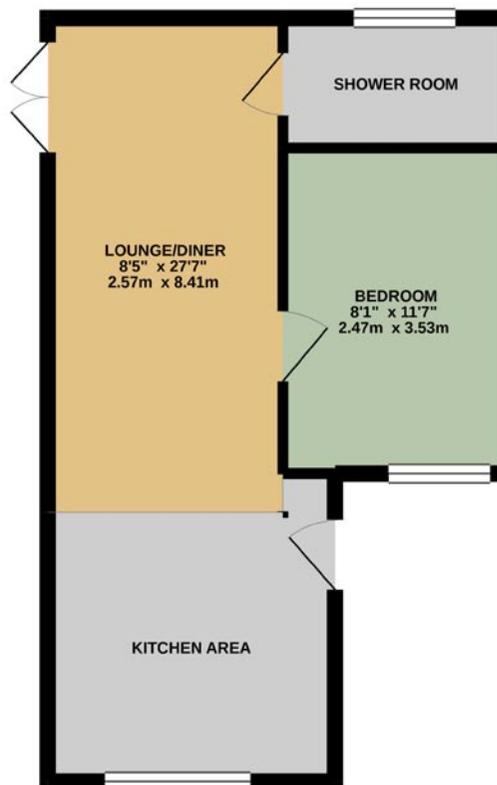
Vacant possession of the **freehold** will be given upon completion.

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: £145,000

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 381 sq.ft. (35.4 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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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.

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