



Low Road, Wortwell



**MUSKIER
MCINTYRE**
ESTATE AGENTS

Harleston - 2.5 miles
Bungay - 5.8 Miles
Norwich - 20.6 miles

Low Road, Wortwell

Attractive timber framed 3/4 detached bedroom house dating from the 17th Century and enjoying a beautifully elevated position with approx. 0.35 acres and some commanding views over the Mendham marshes as well as useful timber barn and workshop.

The Property

A partly glazed oak front door leads into a useful entrance porch with window to side and space and hanging for boots and coats. Overlooking the front aspect with exposed pine floorboards and oak beams, the dining room boasts handsome inglenook fireplace housing cast iron woodburner with Bressumer beam over. A step up leads into the kitchen with half glazed door accessing gardens, travertine tiled floor and windows overlooking the rear garden. Fitted with a good range of wooden wall and base units with marble effect worktop and inset 1 ¼ bowl sink and drainer, it further comprises integrated fridge, built-in eye level oven and grill, 4 ring Neff hob with extractor hood over and space for washing machine. An airing cupboard houses the hot water tank.

To the right hand side a door leads into the downstairs shower room with window to rear, tiled floor, corner shower cubicle, washbasin and close coupled WC as well as useful inbuilt cupboard. An impressively spacious reception room with brick tiled floor boasts a sunny double aspect with French doors leading out to the front garden, from here a spiral staircase rises to a small landing with window to side and wrought iron stairs leading to an attic bedroom. A gorgeous sitting room with windows to front and side and stunning exposed studwork offers a wealth of character with a fabulous inglenook fireplace housing another woodburning stove with Bressumer beam over.

Stairs rise from the hallway to an attractive landing with window to front. An elegant guest bedroom boasts a double aspect to front and side whilst also benefitting from an ensuite WC and wash basin. Bedroom 2 has a Velux window above and boasts good storage space. A wrought iron spiral staircase rises from the reception room to a landing with window to side. A light and spacious master bedroom overlooks the front aspect and benefits from an ensuite bathroom with double ended bath, washbasin and WC. Wrought iron stairs lead up again to an attic bedroom with window to side.

Accommodation comprises briefly:

- Entrance porch
- Dining room
- Sitting room
- Reception room
- Kitchen
- Downstairs shower room
- Landing
- Master bedroom
- Ensuite bathroom
- Guest bedroom
- Ensuite WC
- Two further double bedrooms (including an attic bedroom)
- Double glazed throughout
- Gardens of approx. 0.35 acres
- Large driveway
- Beautiful views
- Lots of character with fine exposed timberwork
- No chain



**Location**

Wortwell is located between the market towns of Bungay and Harleston and has an active community centre and two good play areas. 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 and Fittings

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

Services

Oil fired central heating and hot water. All mains services connected.
EPC: D

Tenure

Vacant possession of the freehold will be given upon completion.

Local Authority

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

Agents Note

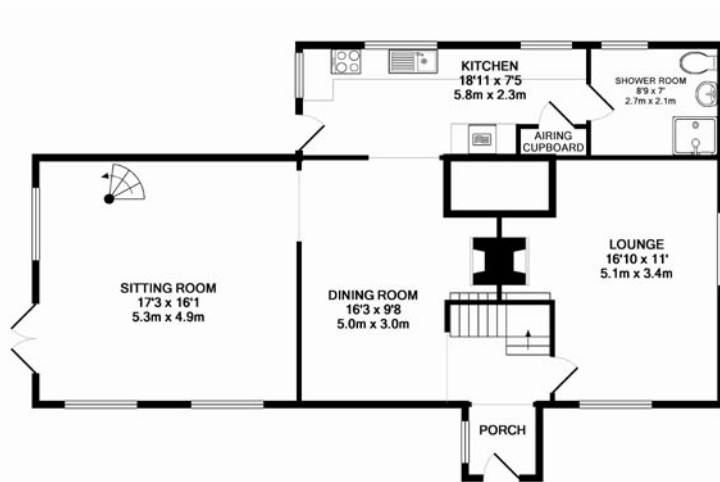
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



Outside

Set well back from the road behind a large shingle driveway offering ample parking, this property boasts lovely lawned gardens that rise up at the rear to offer some lovely views over Mendham marshes. With some well stocked and established borders, apple trees and a vegetable patch, the garden further benefits from some private and well placed seating areas to sit and enjoy the view. The property also boasts a fabulous timber barn with pantile roof, offering ideal workshop potential as well as a separate outbuilding offering excellent storage space. Situated next to the greenhouse, an attractive walled sunk garden makes an ideal seating area and suntrap.

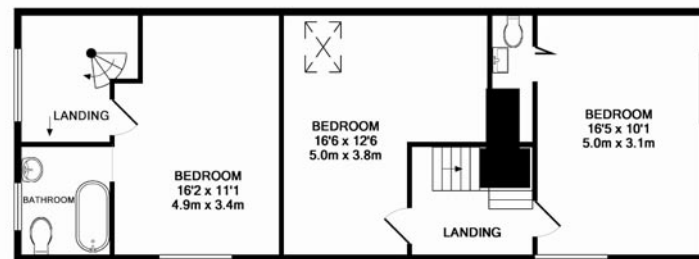




GROUND FLOOR
APPROX. FLOOR
AREA 923 SQ.FT.
(85.7 SQ.M.)



LOFT ROOM
APPROX. FLOOR
AREA 170 SQ.FT.
(15.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1299 SQ.FT. (167.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix 12/21/13

To arrange a viewing please call 01379 882535

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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.