



## Long Green, Wortham, Diss, IP22 1PU

**Guide Price £425,000**

ENJOYING A PLEASING POSITION, THIS LINK DETACHED COTTAGE IS IMMACULATELY PRESENTED THROUGHOUT BENEFITTING FROM SOUTHERLY FACING REAR GARDENS AND COUNTRYSIDE VIEWS.

- Replaced upvc windows
- Southerly facing rear gardens
- Secluded position
- Freehold
- Immaculately presented
- Off-road parking & single garage
- Council Tax Band D
- Energy Efficiency Rating D





## Property Description

### Situation

Enjoying a most pleasing position within the sought after village of Wortham, the property is set well back off The Green accessed over the common land giving delightful views to the south over the unspoilt countryside. This traditional and attractive village lies off the A143 on the north Suffolk borders and is now a well established village with a beautiful assortment of many period and attractive properties all predominately set upon large plots upon The Green. There is still the benefit of a niche infrastructure with the village having a public house, village shop, tea room, schooling and village hall with sports facilities along with being within the Hartismere school catchment area. A furthermore extensive range of amenities and facilities can be found within the historic market town of Diss lying four or so miles to the east, with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom link detached cottage believed to date back in parts to the 17th century with the benefit of replaced upvc double glazed windows and replaced wooden doors throughout, whilst being heated by an oil fired central heating boiler via radiators. The property offers well proportioned rooms all flooded by plenty of natural light, the property is well positioned and enjoys a particularly favourable situation upon Wortham Green entertaining beautiful far reaching views over the countryside.

### Externally

The property is found upon a large plot backing onto rural farmland. To the front there is off-road parking upon a shingle driveway whilst to the rear the gardens are of a generous size enjoying a southerly aspect taking in all of the afternoon and evening sun, whilst having a good deal of privacy/seclusion. There is a single detached garage of timber construction with power/light connected.

The rooms are as follows:

**ENTRANCE HALL:** 5' 10" x 6' 1" (1.78m x 1.86m) Aspect to front, access via frosted panel door, good space for shoes and coats. Oil central heating boiler to side. Access to reception room one.

**RECEPTION ROOM ONE:** 12' 8" x 11' 5" extending to 17' 10" (3.87m x 3.50m extending to 5.45m) Aspect to front, a bright and spacious room with a wood burning stove with brick surround upon a tiled hearth with fitted wood burner. Access to reception room two, inner hall and conservatory.

**RECEPTION ROOM TWO:** 12' 7" extending to 20' 1" x 11' 1" narrowing to 8' 10" (3.84m extending to 6.13m x 3.39m narrowing to 2.70m) A bright and spacious double aspect room with windows to front and rear, brick fireplace with tiled hearth. Access to study.

**STUDY:** 6' 7" x 5' 0" (2.01m x 1.53m) Aspect to rear. Good office/storage space.

**INNER HALL:** 5' 8" x 6' 10" (1.74m x 2.10m) Access to rear hall, breakfast and first floor via door to staircase.

**BREAKFAST ROOM:** 7' 2" x 6' 6" (2.20m x 2.00m) Aspect to front with space under stairs. Space for table and chairs. Access to kitchen.

**KITCHEN:** 13' 3" x 10' 1" (4.06m x 3.09m) Triple aspect to front, side and rear. The kitchen offers a good range of wall and floor units with roll top work surfaces, triple electric leisure oven with five ring gas hob, one and a half bowl sink with drainer and mixer tap, additional breakfast bar, plumbing for dishwasher, built-in fridge/freezer. Laminate flooring with underfloor heating.

**CONSERVATORY:** 11' 11" x 11' 6" (3.64m x 3.53m) Large conservatory space overlooking the southerly facing rear gardens with green outlook. Access to rear gardens via double upvc French doors.

**WC:** 7' 4" x 5' 3" narrowing to 2' 7" (2.26m x 1.62m narrowing to 0.80m) Low level wc, hand wash basin and space and plumbing for washing machine.

**REAR HALL:** 7' 4" x 6' 0" (2.24m x 1.84m) Access to rear gardens, wc and storage cupboard. Space for coats and shoes.

#### FIRST FLOOR LEVEL:

**BEDROOM ONE:** 12' 8" x 12' 11" (3.88m x 3.95m) Aspect to front being a large double bedroom with built-in storage cupboards. Access to wc.

**WC:** 6' 8" x 3' 8" extending to 5' 6" (2.05m x 1.13m extending to 1.69m) Comprising of a low level wc and hand wash basin.

**BEDROOM TWO:** 9' 7" x 11' 10" (2.94m x 3.63m) Aspect to rear being a bright and spacious double bedroom with storage cupboards.

**BEDROOM THREE:** 13' 1" x 6' 2" extending to 9' 1" (4.00m x 1.89m extending to 2.78m) A double aspect room to front and rear being a double bedroom.

**BATHROOM:** 6' 4" x 8' 7" extending to 10' 5" (1.94m x 2.63m extending to 3.20m) With frosted windows to rear and side comprising of panelled bath with electric shower over, low level wc and hand wash basin with vanity unit.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7714





## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

