



Cherry Blossom Cottage

Mellis Road | Wortham | Diss | IP22 1PY

Guide Price **£575,000**

DURRANTS
SINCE 1853

Key features

- Cleverly extended
- Spacious principal bedroom suite
- Excellent entertaining space
- Integral garage plus parking for several cars
- Separate utility room
- Superb open plan kitchen/dining room
- Covered terrace for alfresco dining
- Partly walled garden
- Views over Wortham Common
- Detached garden studio

Description

An attractive and cleverly extended family house with impressive entertaining space in a sought-after village.



Directions

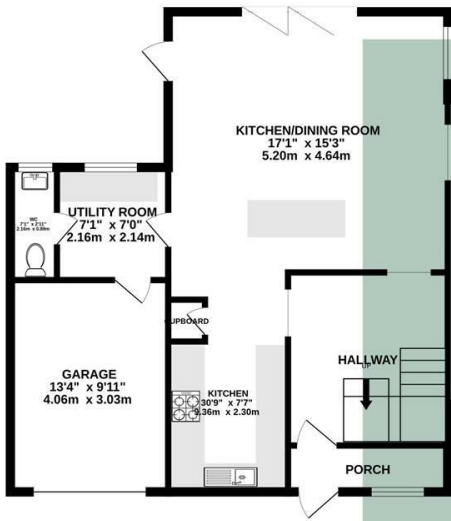
What Three Words Location -
[elevator.nighfall.braked](https://www.what3words.com/elevator.nighfall.braked)



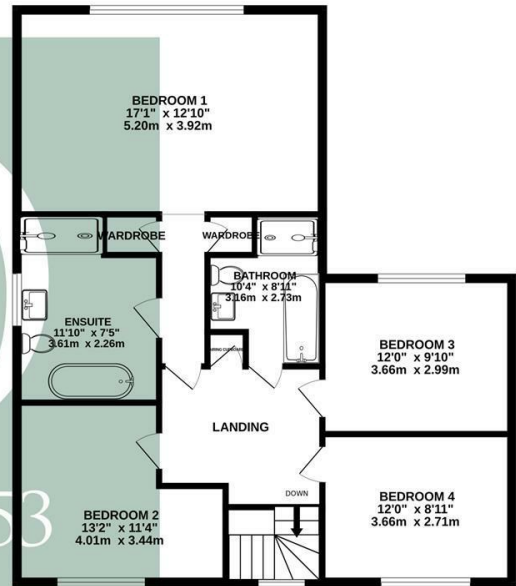


Floor plans

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



SINCE 1853

TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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