

DURRANTS
SINCE 1853

100-102 HIGH ROAD

WORTWELL, HARLESTON, IP20 0EN



A beautifully presented four-bedroom character home offering generous living space, extensive gardens and a wealth of charm in a sought-after village setting.

A particularly appealing four-bedroom semi-detached character home, thoughtfully created through the amalgamation of two original cottages and subsequently extended to provide a wonderful blend of traditional charm, generous proportions and contemporary comfort. Beautifully presented throughout, the property offers versatile accommodation with an emphasis on spacious living and a strong connection to the gardens. The ground floor benefits from underfloor heating throughout.

and en-suite shower room, two further doubles and a generous single, together with the family bathroom.

Outside, the property occupies an attractive plot of approximately 0.2 of an acre, with ample off-road parking and a substantial garage. The established gardens feature two ponds, a small orchard and a productive growing area, creating a wonderfully varied and private setting.

Combining the character of its cottage origins with the scale and practicality of its later extensions, this is a distinctive and beautifully maintained home with generous accommodation and exceptional gardens in the village of Wortwell.

SERVICES

All main services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

South Norfolk - Council Tax Band - C



At the heart of the home is a substantial kitchen and dining area, fitted with sleek modern cabinetry, integrated appliances and a central breakfast island. This flows into the adjoining dining room, with double doors opening onto the garden. Two further reception rooms include a cosy snug and separate sitting room, both centred around wood-burning stoves, also lends itself to a WC, while a useful utility room completes the ground floor.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with built-in wardrobes

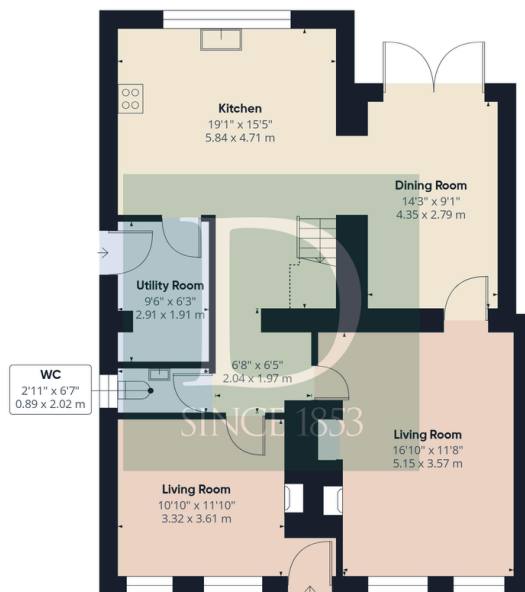




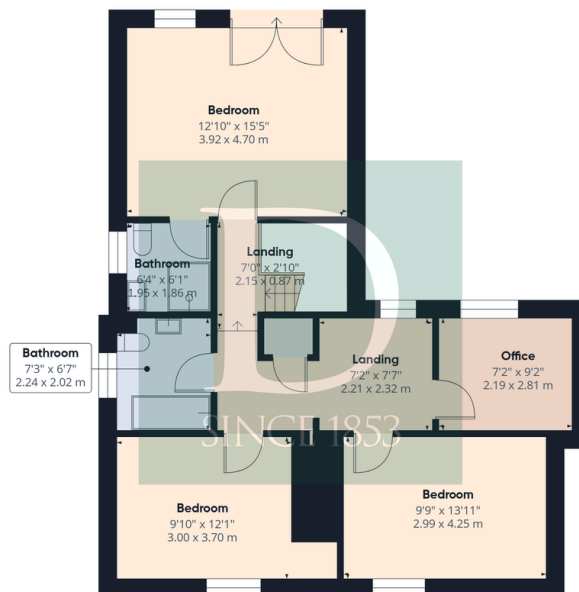




FLOOR PLAN



Ground Floor



1st Floor



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LOCATION

Wortwell is situated just off the A143 between Harleston and Bungay, this quiet little village is right next to the River Waveney providing some popular, well stocked, fishing lakes. Within the village is a community centre which is used by various clubs for events. Harleston is the nearest town and has an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to G.C.S.E. level, 2 hotels, a number of cafes, restaurants and pubs. Diss is approximately 11 miles and has a mainline rail link to London, Liverpool Street in 90 minutes.

Approximate total area⁽¹⁾

1614 ft²
150 m²

Reduced headroom

19 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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