



Plot 1  
Bury Road  
Wortham  
Suffolk  
IP22 1PX

Guide Price £495,000







- Space for home working
- Air source Heat Pump
- Generous garden with wooded backdrop



This development combines a country style of living with easy access to the wider world and is excellent for the commuter with a mainline rail service at Diss to London Liverpool Street just a couple of miles away. This line is due to be upgraded in the next few years making the journey quicker than the current 90 minutes. The properties are on the very edge of the village which lies on the borders of Suffolk with Norfolk and has for many years been considered a 'hot spot' for housing. The village is centred around its vast area of Common and has a well regarded junior school, village shop with tea room and fine church. For wider amenities the thriving market town of Diss is around 2 miles away and has a good range of local and national shops, various supermarkets, sporting facilities for all ages and abilities including rugby, tennis, cricket, squash, football and bowls clubs and modern health centre. The smaller town of Eye is just 4 miles away and provides schooling to Sixth form level and is Ofsted rated as 'Outstanding'



### **The Property**

Danny Ward has been building houses in Norfolk and Suffolk for many years and has an excellent reputation for quality and after care. His style of house complements the traditional architecture of the region and they are designed with the family in mind. The layout of each property has a good 'flow' and the concept of fewer but larger rooms is prevalent throughout following the preferences of modern buyers and family living. The quality of fittings is to a high standard with features such as the granite window sills and underfloor heating as well as the stylish kitchen and bathrooms which are a blend of traditional and modern. The internal layout has been designed to maximise single storey living with a large living room and an open kitchen/dining room.

Separate utility/ boot room is provided within the property with external door, an essential for modern day living. Plot 1 has a large master bedroom with an en-suite shower room. two other double bedrooms and a family bathroom completes the accommodation on offer.

### **Outside**

Plot 1 offers a generous front garden and driveway with parking for multiple cars leading up to the single garage with an electric door. The rear garden is large and accessed through double doors from the kitchen/diner onto a sandstone patio benefitting from a south facing aspect. There is the pleasant addition of a wooded area at the rear boundary giving instant maturity and an added dimension.

**Services** Mains water and electricity are connected to the property. Each property to have its own private treatment plant for drainage. The eco-friendly air source heat pump powers the underfloor heating and domestic hot water.

**Directions** Leaving Diss on the A143 towards Bury St Edmunds. The properties will be found just as you enter the village on the left hand side set well back from the road with hedge screen boundaries.

**Viewing** Strictly by appointment with TW Gaze.

**Ref: 18350/MS**



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### Ground Floor

Approx. 108.1 sq. metres (1163.9 sq. feet)



Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

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