



46 Low Road, Wortwell - IP20 0HJ

£290,000 - £300,000 Freehold

Set on a generous corner plot in the sought-after village of Wortwell, this detached bungalow offers spacious all-on-one-level living with stunning views across open marshland and countryside. Featuring three well-proportioned bedrooms, a bright sitting and dining room, a conservatory, and a well-equipped fitted kitchen with integrated appliances, the home is both practical and inviting. A stylish bathroom, separate WC, and ample built-in storage enhance everyday comfort. Outside, the wraparound gardens are filled with mature shrubs and plants, with a patio area, outbuilding, and generous lawned spaces to front, side, and rear. Off-road parking is provided by a driveway and single garage, and there's excellent potential to extend the property (subject to necessary planning).

Location

Low Road in Wortwell offers a scenic and desirable village setting surrounded by rolling countryside and the picturesque Waveney Valley. The area provides easy access to nearby Harleston, where you'll find a range of independent shops, cafés, supermarkets, and schools. Residents enjoy a peaceful rural lifestyle with excellent road links to both Diss and the Norfolk-Suffolk border. Outdoor enthusiasts benefit from walking routes, riverside paths, and nearby nature reserves, all within close reach. Wortwell itself is home to a popular riverside pub and village hall, with a welcoming community atmosphere that appeals to families, retirees, and those seeking a slower pace of life.

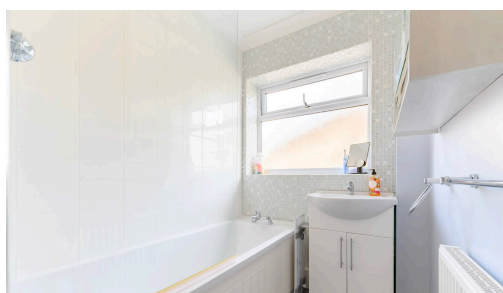


Agents notes

We understand that the property will be sold freehold, connected to main services ,water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- C



Low Road, Wortwell

Step inside through the entrance hall, where you'll find ample built-in storage cupboards, practical and functional for daily living. From here, move into the generous sitting and dining room, a bright and airy space finished with wood-effect flooring. There's plenty of room for both relaxation and entertaining, with clearly defined areas for lounging and dining.

Sliding doors open into a spacious conservatory, which extends the living area and provides a lovely spot to enjoy views of the garden. French doors lead directly out onto a paved patio, perfect for summer gatherings or morning coffee.

Continue into the kitchen, well-fitted with modern units, solid wood worktops, and a smart tiled splashback. Practical tiled flooring runs underfoot, while integrated appliances include an electric oven and hob. There's also plumbing for a washing machine and a side door offering access to the driveway.

The bungalow features three bedrooms, two comfortable doubles and a third smaller, versatile room ideal as a home office, guest room, or nursery. Each bedroom is carpeted and filled with natural light. The family bathroom is neatly presented with tiled walls and flooring, and there's a separate WC for added convenience.

Additionally, the property benefits from double glazing throughout.

Outside, the home sits on a generous corner plot with wraparound gardens that offer both privacy and space. The rear garden features a patio seating area, a selection of mature shrubs and plants, and plenty of lawn, creating a charming and established outdoor setting. A useful outbuilding provides additional storage or workshop potential.

The garden continues around to the front, where a large lawn complements the setting. Off-road parking is provided by a hardstanding driveway and single garage, completing the appeal of this well-located and spacious village home.



Ground Floor
906 sq.ft. (84.2 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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