



2 THE VINEYARD
BURY ROAD, WORTHAM, DISS, IP22 1PX



An attractive and well-presented period home, perfectly positioned in a desirable village setting with open countryside stretching out behind.

A beautifully maintained and well-presented period property, benefitting from some original features, situated in the highly regarded village of Wortham.

The property is entered via a front porch, which leads into a charming sitting room featuring an attractive open red-brick fireplace. From the sitting room, there are three doors two of the doors lead to separate inner hallways the first inner hallway has stairs rising to the first floor also from the sitting room there is a door to the dining room, which benefits from the reverse side of the fireplace and exposed timber features. The second inner hallway offers three separate built-in storage cupboards, a door to the kitchen/ breakfast room, and access to the ground-floor shower room. The shower room is fitted with a fully tiled shower cubicle, low-level WC, and wash hand basin. The spacious kitchen/ breakfast room is well fitted with a range of wall and base units with work surfaces, incorporating an inset single sink and drainer. There is space for a dishwasher and electric cooker. A door leads through to the utility room, which provides additional work surface space,

plumbing for a washing machine, space for a tumble dryer, and a door opening out to the rear garden.

On the first floor, the landing gives access to two double bedrooms and a study/nursery. The principal bedroom benefits from an en-suite bathroom comprising a bath, low-level WC, and wash hand basin. Both bedrooms enjoy fantastic views, with the front bedroom overlooking common land and the rear bedroom enjoying views across the rear garden and open countryside beyond.

Externally, the property is set back from the road and offers a driveway to the front. A side gate provides access to the rear garden, which is mainly laid to lawn with well-stocked beds and borders together with a Greenhouse. There is a useful timber outbuilding, split into two sections. One side, measuring approximately 19'7" x 8'8", is currently used for storage and a workshop. The other section, measuring approximately 19'7" x 8', could be ideal as a home office, hobby room or gym. Both sections benefit from power and lighting.





FLOOR PLAN

GROUND FLOOR
1131 sq.ft. (105.0 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.0 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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LOCATION

Worham is a popular location, centred around Worham Common with its own primary school and post office/stores/tea room. The historic market town of Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and mainline railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

SERVICES

Oil fired central heating. Mains water and electricity are connected. Drainage via private septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council
Council Tax Band - C

ENERGY PERFORMANCE

D Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.

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