



Mill Close

Wortham

Offers In Excess Of £395,000

LACY SCOTT
& KNIGHT

est. 1869

7 Mill Close

Wortham | Diss | IP22 1PR

Diss 4 miles, Norwich 26 miles, Bury St Edmunds 19 miles

A modern 4 bedroomed detached house located in the popular village of Wortham. The property benefits from 3 reception rooms, low maintenance garden, garage and ample off-road parking.

Entrance Porch | Hall | Sitting Room | Dining Room | Kitchen | Utility Room | Office/Study | WC | 4 Bedrooms | En-suite to Principal Bedroom | Family Bathroom | Garage | Front and Rear Gardens

7 Mill Close

7 Mill Close is a modern detached house located in the popular village of Wortham. The property is well presented and offers good size rooms throughout. The accommodation comprises entrance porch, hall, sitting room, dining room with sliding patio doors leading out to the garden, office/additional reception room, kitchen, utility room and WC. From the hall a staircase leads up to the first floor landing where access is given to 4 bedrooms (one with en-suite) and family bathroom.

Outside

The front garden is laid mainly to lawn with a pathway that leads to the front door. The property benefits from a driveway to the side providing ample off-road parking and garage. The rear garden benefits from a patio area and decked area with the remainder being laid to lawn with gated side access.

Location

Wortham is a traditional Suffolk Village reputed to have one of the largest commons in the County which benefits from



facilities including primary school, parish church, public house, a village store with teasop and a vibrant sports club (tennis, cricket and football). Approximately 3 miles to the north-east is the market town of Diss with the direct commuters rail service to London Liverpool Street taking approximately 90 minutes and services to Cambridge, Ipswich and Norwich.

Property Information

Services: Mains electricity and water. Private drainage via a sewage treatment plant. Oil fired central heating.

Local Authority: Mid Suffolk District Council. Council Tax Band D.

Tenure: Freehold.

Broadband: Ultrafast predicted download speed 1000 Mbps and upload speed 220 Mbps.

Mobile Coverage: Limited.

(All information taken from the Ofcom website).

Directions

Leaving Bury St. Edmunds on the A143 in the direction of Diss continue into the village of Wortham where Mill Close can be found on your left-hand side.

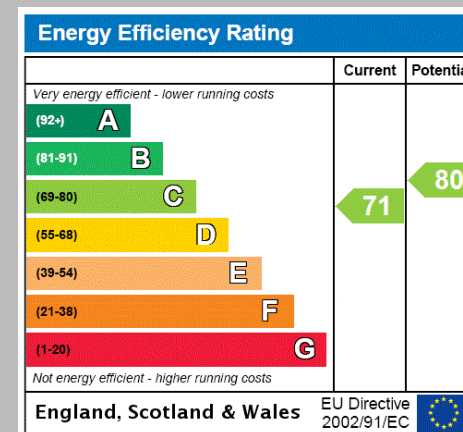
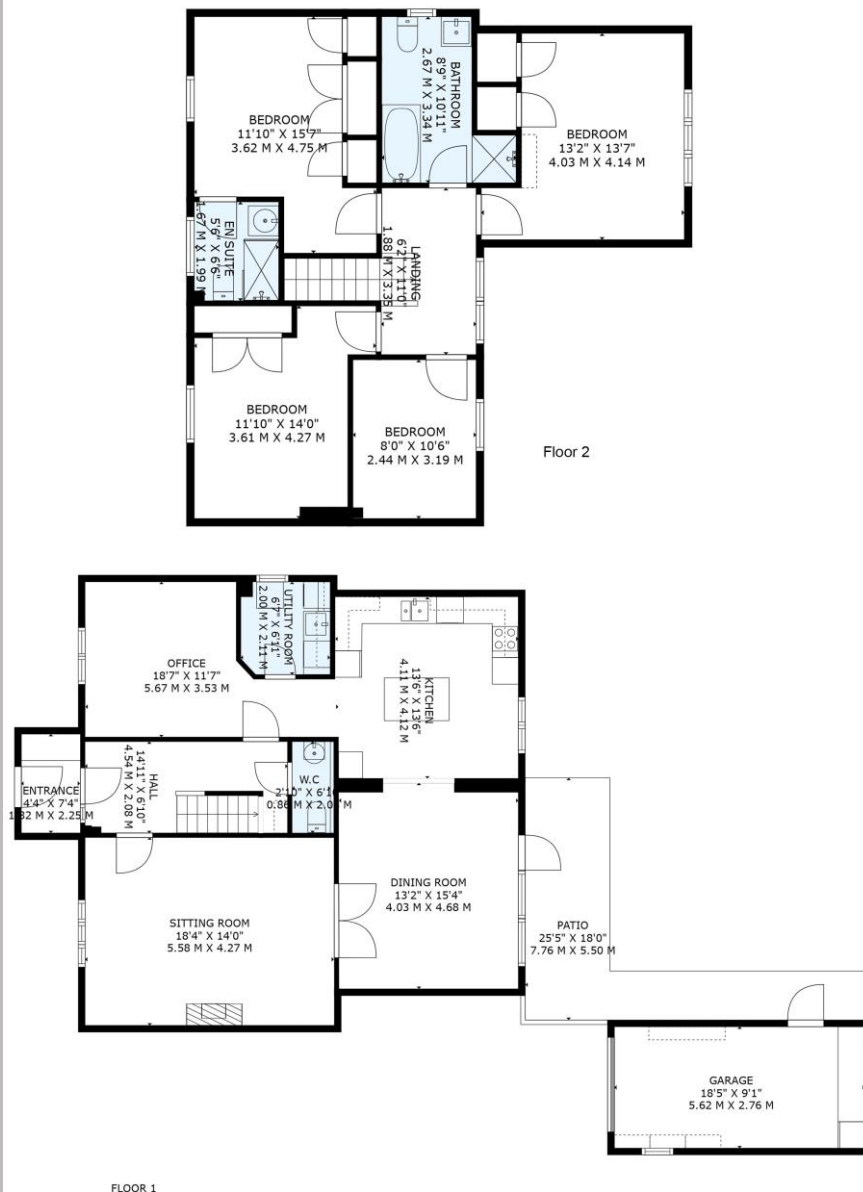


Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



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