



**72 Weyland Road, Witnesham**

Guide Price **£300,000**







## 72 Weyland Road

Witnesham, Ipswich

Charming three-bed semi-detached in Witnesham village near Ipswich. Stunning countryside views, spacious rooms, garage, and garden. Ideal for tranquil living. Early viewing recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

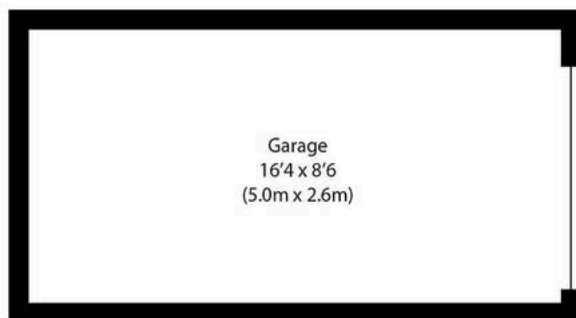
- Idyllic Village Location
- Stunning Field Views
- End of Cul-de-Sac Position
- Well-Presented Throughout
- Dual Aspect Lounge
- Kitchen/Diner with Garden Access
- Three Bedrooms
- Garage & Off-Road Parking









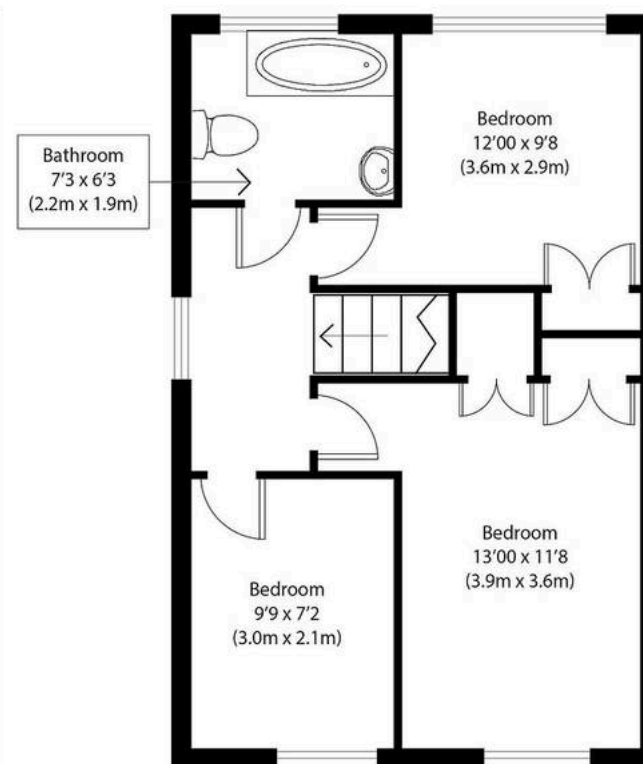


Approximate Gross Internal Area  
Main House 980 sq ft (91 sq m)  
Garage 140 sq ft (13 sq m)  
Total 1120 sq ft (104 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor



First Floor





## Potters Estate Agents

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