



# THREE WAYS CORNER

WITHERSDALE ROAD, WEYBREAD, IP21 5UA





A substantial detached home enjoying a delightful plot of approximately 0.79 acres and surrounded by five tranquil fishing lakes

This 4 bedroom detached property offers a serene and picturesque setting. The versatile living space throughout the property caters to a variety of lifestyles, whilst external features include delightful gardens, a double garage and large driveway, home office/studio and a workshop.

The front door opens into a large entrance hall where there is an imposing central staircase up to the first-floor accommodation. Off the entrance hall is a shower room and a study which could also be used as bedroom 5. There is an impressive living area with a red brick fireplace and inset stove. The kitchen/breakfast room has been stylishly refitted with utility leading off it. Finishing of the downstairs accommodation is the garden room where you have doors opening out to a terrace and the landscaped rear garden. On the first floor you have four double bedrooms and a family bathroom.

The property is accessed through a private gate and has a large driveway that provides ample parking. A double garage is attached to the property and there

is also an additional workshop and studio space. The wrap around outside space is mainly laid to lawn with flower beds all enclosed by mature trees and hedging. The rear of the property boasts a raised corner area designed for outdoor entertaining. This space seamlessly transitions into vegetable beds and a gateway leading to picturesque fishing lakes beyond. There is a second patio area adorned with a delightful rose garden and enclosed by a charming wall.

#### LOCATION

Weybread is a short drive from the thriving market town of Harleston which has many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors and vets, schools, cafes and pubs.

#### SERVICES

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

#### LOCAL AUTHORITY

Mid Suffolk Council & Tax Band G











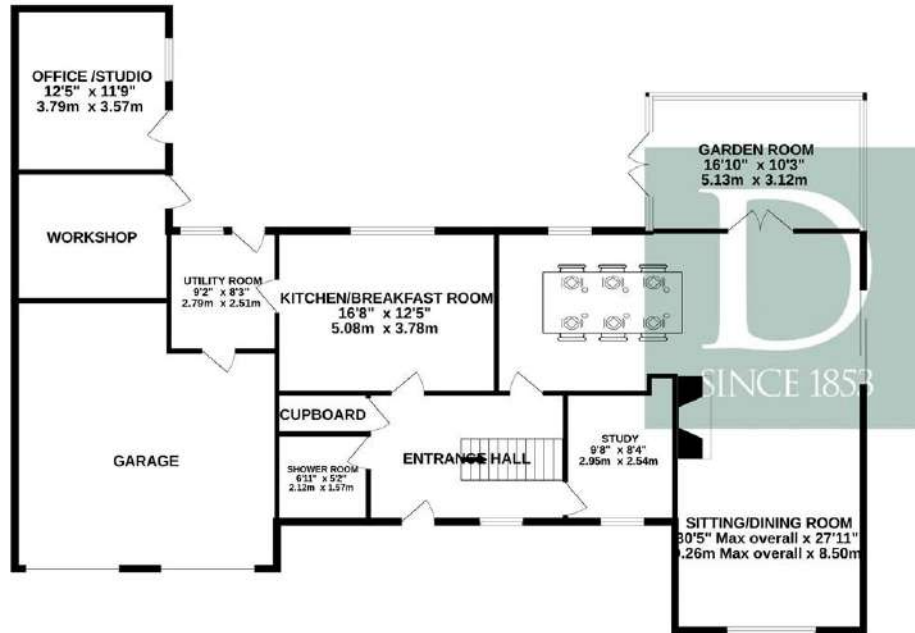




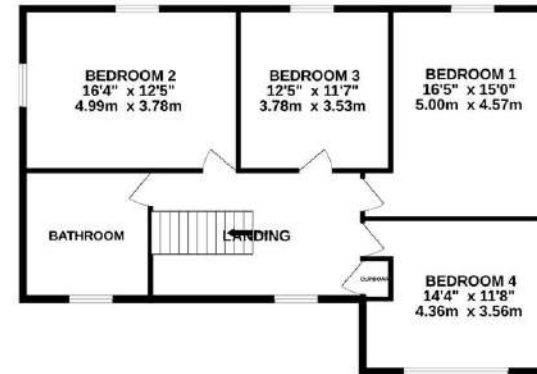


## FLOOR PLAN

### GROUND FLOOR



### 1ST FLOOR



## LOCATION MAP



TOTAL FLOOR AREA : 2303sq.ft. (214.0 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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