



GREENACRES
THE STREET, WEYBREAD, IP21 5TL



A spacious and highly versatile family home with excellent entertaining space. It has been substantially improved by the current vendors and still offers further potential. It is set in established gardens

The property is a spacious detached family house which offers highly versatile accommodation and has been improved by the current vendors. There is still further potential but the property has been future proofed with the inclusion of a ground floor bedroom suite.

The front door opens to the entrance hall with stairs to the the first floor. There is a family room to the front with a woodburning stove. The principal living space is open plan with a good sized kitchen/ dining room that is comprehensively fitted with a range of wall and base units and integrated appliances. The room is open to the the main sitting room with woodburning stove and bi-folding doors to the garden. This space is perfectly arranged for day to day family living and entertaining. There is a spacious separate utility room and a cloakroom.

On the first floor the double aspect principal bedroom is to the rear overlooking the garden and it has an ensuite shower room. There are four further bedrooms on this level and a family bathroom. It is considered that the 5th bedroom

could be a dressing room for the principal or a study.

There is a an attached garage to the side of the property and a gravel driveway providing parking for several cars. The gardens are a real highlight of the property with a large paved terrace immediately to the rear for alfresco entertaining. It leads to a lawn area, interspersed with an array of mature established trees. The garden provides a delightful setting for the house.

LOCATION

Weybread is a short drive from the thriving market town of Harleston which provides schools, shops, Post Office, Church, doctor's surgery, dentist, restaurants and pubs. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities.

SERVICES

Oil fired central heating. Mains electricity, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid-Suffolk Council and Tax Band E



5



2



3



0.41
acres



10
miles



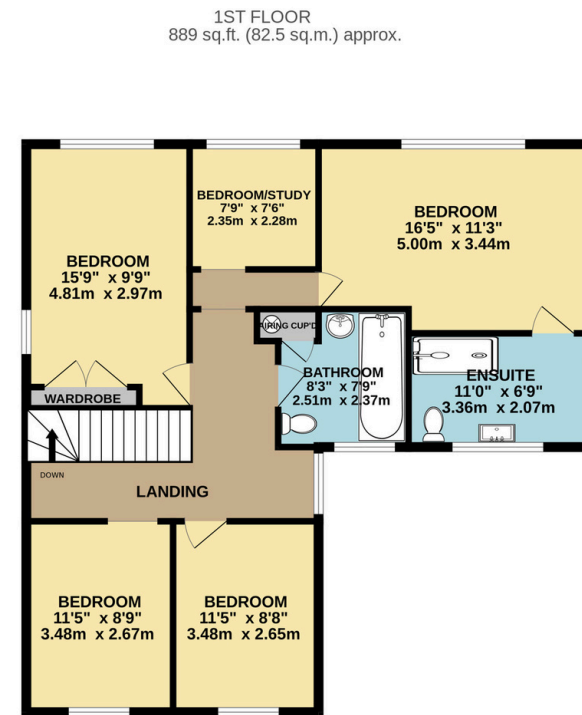
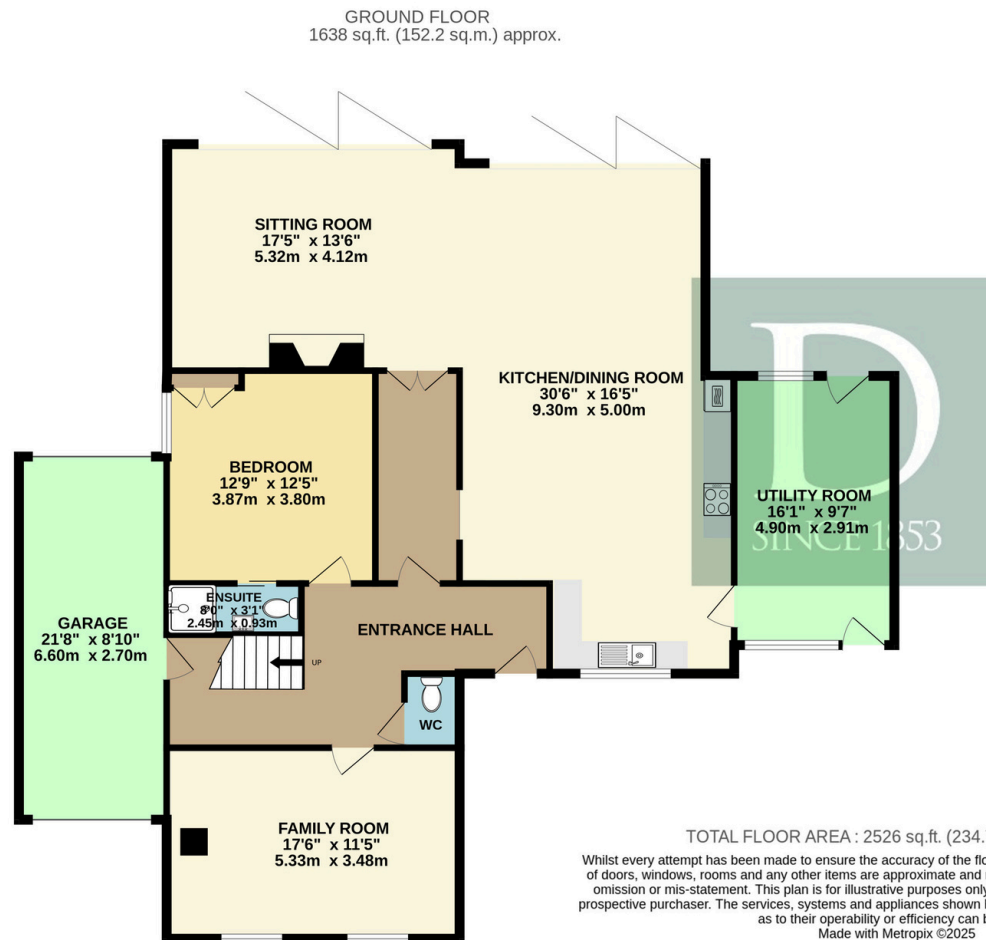
EPC







FLOOR PLAN



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 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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