



THE LODGE

HARLESTON ROAD, WEYBREAD, DISS, IP21 5TU



A spacious and impressive detached bungalow with an excellent layout. The property has recently been the subject of a complete refurbishment and offers immaculate accommodation set in recently landscaped gardens

The property is a substantial and impressive detached bungalow located on the edge of Weybread with views over the fields to the front. Having recently been the subject of a complete refurbishment by the current vendors both internally and externally, the property is now presented in immaculate order throughout. There is an excellent layout to the property with spacious living spaces that interconnect, making it perfect for entertaining. As part of the work, the property has recently had a new kitchen, bathrooms and redecorated throughout. The property benefits from solar panels providing electricity and hot water plus full fibre broadband connection.

The front door opens to the entrance hall that runs through the heart of the home, connecting all the spaces. There is an impressive sitting room with feature open fireplace and sliding glazed doors to the rear garden. Double doors open to the large dining room with picture window to the rear. The kitchen leads from the dining room via double doors. It has been refitted in a comprehensive range

of contemporary wall and base units with integrated appliances. Off the kitchen is a spacious and useful utility room with a door to outside. The hallway turns into a corridor leading to the bedroom accommodation. The principal bedroom has the benefit of an en-suite shower room. There are three further double bedrooms, one with fitted wardrobe cupboards, and one to the front that the vendors currently use as a study. The bathroom is an excellent space with large bath and separate shower cubicle.

The property is approached from the road via gravel driveway providing parking for several cars, together with additional parking to one side (which could be used for a caravan, motorhome, boat or further parking). There is also the added bonus of an attached double garage. To the side of the property is a paved entertaining area with outdoor kitchen/bar. The large patio wraps around the property given a superb area for alfresco entertaining. The vendors have refenced the garden and the principal area is laid to lawn and leading down to a summer house.









FLOOR PLAN

GROUND FLOOR
2090 sq.ft. (194.2 sq.m.) approx.



TOTAL FLOOR AREA: 2090 sq. ft. (194.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, walkways, rooms and any other features 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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SERVICES

Mains electricity, water and drainage. Oil fired central heating. Solar photovoltaics for water heating and electricity via solar panels and charged batteries. EPC Rating B (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid-Suffolk District Council
Council Tax Band E

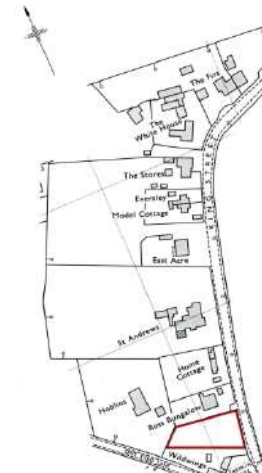
ENERGY PERFORMANCE

B Rating

VIEWING

Strictly by prior appointment with Durrants on 01379 552217.

BOUNDARY PLAN



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