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The Street, Weybread,
Nr Harleston, Norfolk.

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MCINTYRE**
ESTATE AGENTS



Situated in a rural village location and overlooking fields to the front, this beautifully presented detached family home sits on a generous plot and offers spacious and flexible accommodation including three reception rooms and three double bedrooms. The property benefits from ample driveway parking for several cars, a timber garage/workshop and attractive gardens.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Snug/Sitting Room
- Kitchen/Breakfast Room
- First Floor Landing
- Master Bedroom with En-suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom

Outside

- Attractive and Well Tended Gardens
- Off-Road Parking for several cars
- Timber Garage/workshop
- Cabin with Hot Tub
- Farmland Views to the front
- Generous Plot



The Property

The front door leads into the spacious and welcoming hallway with stairs leading to the first floor with under stair storage cupboard and window to the side aspect. The snug/sitting room overlooks the front and side aspects with fireplace housing the wood burning stove with a tiled hearth, creating a cosy focal point. The cloakroom is also accessed from the hall with window to the side and has recently been refitted with a modern wash basin and WC set in a storage unit. The spacious double aspect kitchen/breakfast room has a tiled floor and is well fitted with a range of matching base, wall and drawer units and a central island incorporating a wine rack. There is a 'range style' cooker with gas hob and extractor over, an integrated dishwasher and washing machine, cupboard under the sink housing the water softener with separate drinking water tap and freestanding fridge/freezer. A large cupboard with light and power connected currently houses the tumble dryer and a door leads out to the rear garden. Double doors from the kitchen open into the dining room with a window to the side and leads you directly into the main sitting room. This spacious room has a window to the side and double doors leading out to the rear garden and onto a paved terrace.

Stairs lead from the hallway to the first floor landing with useful storage cupboard. The double aspect master bedroom is a wonderfully light room and situated to the front of the property with beautiful views over open farmland. The fully tiled en-suite comprises a shower, WC and wash basin. There are two further double bedrooms and the family bathroom with window to the side and comprises a 'P' shaped bath with shower attachment and glazed screen, pedestal basin, WC and useful storage unit.



Outside

The front garden is enclosed and mainly laid to lawn with gravel borders planted with shrubs and rose bushes and with a path leading to the entrance door and gated access to the rear. A five bar gate opens onto driveway to the side of the house and provides ample parking for a number of vehicles and leads to the timber garage with double opening doors and attached workshop with power and light connected. The beautifully tended rear garden is fully enclosed and mainly laid to lawn with a paved patio to the rear of the house, as well as a further covered seating area. The attractive borders and beds are stocked with a variety of seasonal flowering plants and shrubs and there is also a small vegetable bed and mature fruit trees including apple and pear. A further timber shed, greenhouse and a cabin complete with a hot tub are all included in the sale.

Location

The property is located in the rural village of Weybread, just a 5 minute drive away from the bustling market town of Harleston. Nestled in the beautiful Waveney Valley on the old coaching route from London to Great Yarmouth, Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. With good local schooling here, as well as in Stradbroke and Bungay the town further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

LPG central heating and hot water
Mains drainage, water and electricity are connected.

Local Authority

Mid Suffolk District Council

Tax Band: D

Postcode: IP21 5TL

EPC - tbc

Agents Note

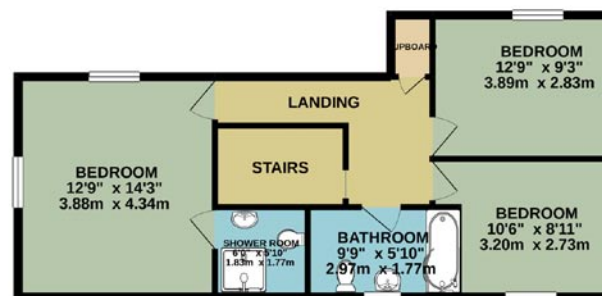
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

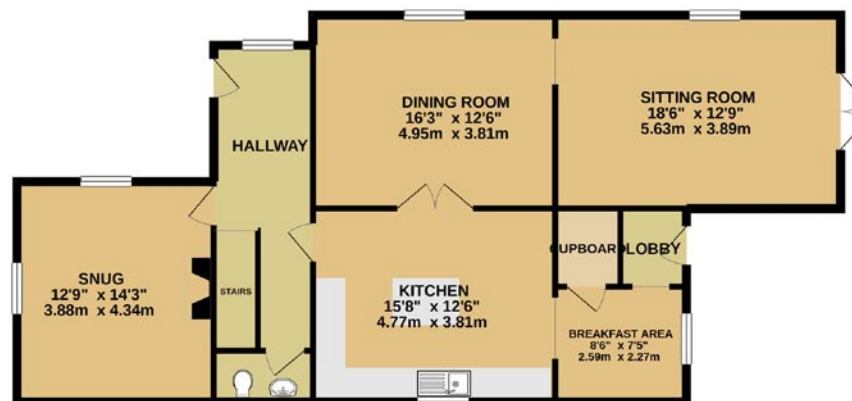
Vacant possession of the freehold will be given on completion.

Guide Price: £495,000

1ST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.0 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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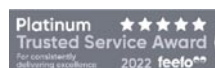
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
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www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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