

THE KEEP

HARLESTON ROAD, WEYBREAD. IP21 5TU





An individual architect designed and deceptively spacious detached house approaching 2500 sq ft with a delightful garden and field views to the front.

The property is an architect designed house constructed with Beco Wallform Eco to capitalise on energy efficiency. The accommodation is approaching 2500 sq ft and has an excellent layout with the feeling of space everywhere. It has been designed to give the utmost versatility.

The front door opens to a very spacious entrance hall with integral door to the garage and stairs to the first floor. There is a study to the front that could be used as a 5th bedroom and a large cloakroom. It is considered this could be adapted to create a shower room if required. There is a large double aspect sitting room to the rear with French doors to the garden. The kitchen/dining room is open plan with the dining room also opening to the garden. The kitchen is comprehensively fitted with a range of wall and base units and integrated oven and hob. There is also a useful utility room. On the first floor a spacious vaulted landing leading to all four double bedrooms. All bedrooms are vaulted with the principal being at the rear. It has a large bank of fitted

wardrobes and cupboards and an ensuite shower room. There is also a family bathroom with corner bath.

The property has an integral garage plus a gravel driveway for several cars. The gardens are a delight and wrap around the house. They are laid principally to lawn with a wide array of established shrubs. There is a patio for alfresco entertaining and a timber shed.

SERVICES

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

VIEWINGS

Strictly by prior appointment with Durrants on 01379 852217.

LOCAL AUTHORITY

Mid-Suffolk District Council
- Council Tax Band F



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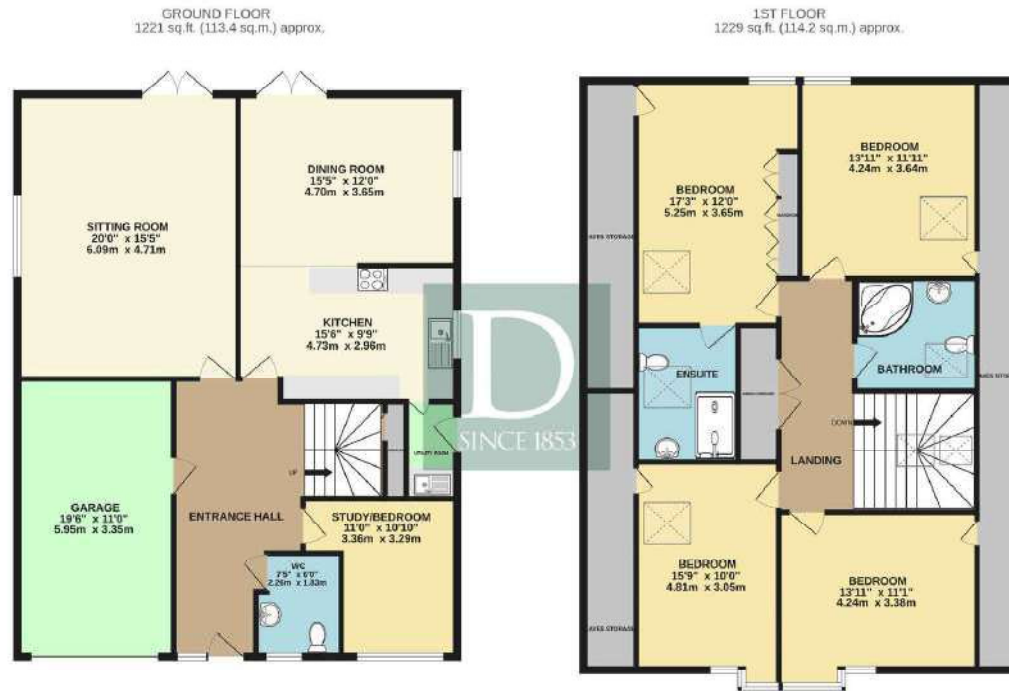
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FLOOR PLAN



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. Direct train links can be found at nearby Diss and also Norwich just a half hour drive away. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 21 miles away.

AGENT'S NOTE

Please note the property is not conventional brick and block construction and all buyers must speak with the lender as to whether it meets their criteria. The current vendors have lived in the property 14 years and have never had an issue securing a mortgage.

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IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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