



*Harleston Road,  
Weybread, Norfolk*



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A beautifully presented and modernised detached chalet that boasts a plot of 0.33 acres (STS) situated in the semi-rural village of Weybread, close to Harleston. Notable features include four double bedrooms, ground & first-floor facilities, two reception rooms, garage with driveway parking, plus much, much more.

#### Accommodation comprises briefly:

- Sitting Room with Fireplace
- Kitchen with Appliances
- Dining Room
- Conservatory
- Utility Room
- Two Ground-Floor Double Bedrooms
- Ground-Floor Bathroom
- Two First-Floor Double Bedrooms
- First-Floor Shower Room
- Plenty of Storage
- Garage with Garden Store & WC
- Large Driveway
- Generous Plot of 0.33 Acres (STS)



#### Property

The front door opens into a generous hallway with an open staircase in front of you and large tiles underfoot. Immediately to your left a door opens into the sitting room where a fireplace forms a main focal point and dual aspect windows provide plenty of light. Further along the hall to your left is an opening where the tiled flooring flows into the recently renovated kitchen. Here you will find a good array of modern kitchen storage units and worktop space. Included with the sale is a large Rangemaster style cooker and wide fridge-freezer, along with an integrated dishwasher under the countertop. French doors to the Southern aspect open into a sizable conservatory which in-turn gives access to the garden via another set of French doors. An extension to the rear provides a dining area off the kitchen to create a wonderfully social space, with the added bonus of having views over the attractive rear garden through French doors to the Western aspect. To the end of the hallway is a handy utility room where the oil fired boiler sits under the worktop, along with space for a washing machine beside it. Further storage is provided along with access to the garden. The ground-floor offers two generous double bedrooms between which is a bathroom equipped with a modern suite consisting of a P-shaped bath with shower over, storage unit with integrated toilet and wash basin, and heated towel rail. From the first-floor landing you will find access to two further double bedrooms and a shower room, along with plenty of storage and light provided by a Velux window. Both of these spacious double rooms benefit from built-in wardrobes and the second bedroom boasts field views from the East facing window. Completing the accommodation is a shower room fitted with corner shower cubicle, toilet, wash basin and heated towel rail. Since owning the property extensive renovation has been done by the current owners, which is immediately apparent from the fantastic presentation throughout the property.







### **Garden & Grounds**

The property sits toward the front of its generous 0.33 acre (STS) plot of grounds, but still leaving plenty of room for an attractive frontage of grass that surrounds a spacious gravel driveway providing parking for many vehicles. Colourful, well stocked plant beds sit in front of high timber fencing to the left and right boundaries. Sat just beyond the property is a garage with garden store/workshop behind, along with a handy WC. A paved patio sits behind the dining room providing the ideal spot to survey the large West facing rear garden. Inset, colourful plant beds and a beautiful weeping Silver Birch tree break up the large expanse of lawn which is surrounded on all sides by well kept plant beds to the boundaries. The icing on the cake is a raised pond with water feature to really set the scene.

### **Location**

This property is located on the outskirts of the attractive, rural village of Weybread. The busy market town of Harleston is close by, offering many shops and amenities, and the larger town of Diss is just over 10 miles away, offering further facilities and railway links to London. The city of Norwich is just over 23 miles away, offering a full range of amenities, further railway links and an airport providing access to many holiday locations. The unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are approximately 20 miles away.

## 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

Oil fired central heating. Mains electric, water and drainage.

EPC Rating: E (From 2020 before renovation/improvements made)

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: IP21 5TU

## Tenure

Vacant possession of the freehold will be given upon completion.

## 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.

**Guide Price: £525,000**



TOTAL FLOOR AREA: 1864 sq.ft. (173.1 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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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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