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Fir Tree Close, Weybread,
Nr Harleston, Norfolk

MUSKER M'CINTYRE
ESTATE AGENTS

FOR SALE

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A well appointed and spacious detached family home set on a small development built in 1998 comprising just seven similar properties in the popular Suffolk village of Weybread. Partially re-clad and double glazed, the property boasts three double bedrooms, ample living space with large conservatory, front and rear gardens, garage and driveway parking and is available with no onward chain.

Fir Tree Close, Weybread

Accommodation comprises briefly:-

- Entrance hallway
- Downstairs WC
- Kitchen
- Utility area
- Dining area
- Sitting room
- Conservatory
- Three double bedrooms
- Office
- Family bathroom with separate power shower
- Front and rear gardens
- Single garage and driveway parking
- Wood effect concrete cladding to rear



The Property

Beneath a storm canopy a part glazed wooden front door opens into a light and airy entrance hallway with stairs rising to first floor accommodation with understairs storage and door to right hand side leading into the downstairs loo with opaque window to side, WC and wall mounted hand-basin. The spacious sitting room boasts a sunny dual aspect and benefits from granite fireplace with wooden surround and grate for open fires. An archway leads through to the dining room offering ample space for table and chairs and on into a fabulous conservatory which is fitted with tiled floor and enjoys gorgeous views over the garden with double doors leading out. A well appointed kitchen is fitted with an excellent range of cream Shaker style wall, base and drawer units with wood effect worktop, tiled splashbacks, inset stainless steel sink and drainer, space and plumbing for dishwasher, inset electric double oven with 4 ring electric hob and extractor hood over. Benefitting from half glazed stable door accessing the garden, the utility area is fitted with matching units and worktop with space and plumbing for washing machine and space for fridge/freezer. Stairs rise to the first floor landing with access hatch to a partly boarded loft storage area and airing cupboard housing hot water tank with slatted shelving. The master bedroom enjoys far reaching rural views over fields beyond and is fitted with a good range of inbuilt wardrobes. Two further double bedrooms overlook the front aspect and again offer lovely field views. An office is located adjacent to the stairs and completing the accommodation is a well appointed family bathroom with half tiled walls, bath under Velux, WC, sink set in vanity unit, shower cubicle and radiator.

Outside

A brick weave driveway offers parking in front of the garage, which in turn is fitted with up and over door, personal door into garden and is power and light connected. A wrought iron gate to side leads round to the south west facing rear garden which is enclosed on all sides by a mixture of hedging and panel fencing and offers a good degree of privacy and seclusion. Laid mainly to lawn with an attractive feature pond, an area to the side is laid out to a kitchen garden area enclosed by picket fencing adjacent to a patio offering ideal outside entertaining space. A lawned front garden provides access to the road.



Location

The property is located in the rural village of Weybread, a short 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 including 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 and hot water.
Mains electricity, water and drainage are connected.
Energy Rating - E

Local Authority:

Mid Suffolk District Council

Council Tax Band: D

Postal Code: IP21 5TF

Tenure

Vacant possession of the **freehold** will be given upon completion.

Agents' Note

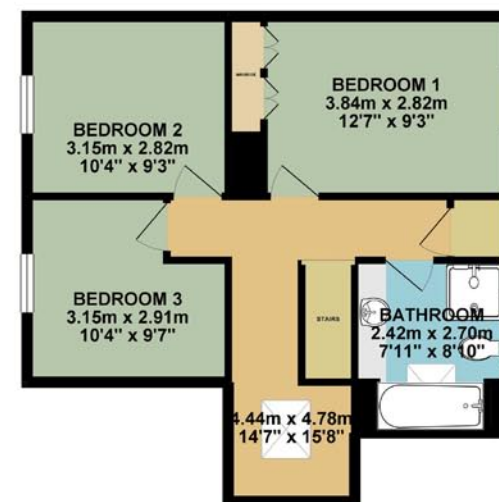
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £285,000

GROUND FLOOR 72.74 sq. m.
(782.99 sq. ft.)



1ST FLOOR 48.88 sq. m.
(526.11 sq. ft.)



TOTAL FLOOR AREA : 121.62 sq. m. (1309.10 sq. ft.) 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

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Loddon	01508 521110
Halesworth	01986 888205

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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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