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*Post Office Cottages,*  
Weybread, Nr Harleston.

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A family house located in this popular village of Weybread and benefitting from a good size garden. The property has a bank of solar thermal tubes which provide hot water, helping making this an energy efficient property.

## *Post Office Cottages, Weybread*

### **Accommodation comprises briefly:-**

- Entrance hall
- Sitting room
- Kitchen/dining room with pantry
- Utility room
- Three bedrooms
- Spacious shower room with underfloor heating
- Ample off-road parking
- Established well tended gardens
- Rural village location
- Stunning countryside views



### **The Property**

The front door leads into an entrance lobby with the staircase leading of to the first floor. To the left a door opens in to a 19'6 sitting room with a feature fireplace with a multi-fuel burning stove and a uPVC double glazed window overlooking the front garden. A spacious kitchen/diner can be found to the rear of the property which has a good range of fitted worktops with cupboards under and space and plumbing for a washing machine and a fireplace with wood burning stove. The kitchen also benefits from a shelved pantry cupboard which also has a small window and a further built-in storage cupboard. On the first floor landing there is a double storage cupboard and a roof access hatch which leads to insulated and boarded roof space. The main bedroom is located at the rear of the property and has an airing cupboard and window overlooking the rear garden and countryside beyond and there are two further bedrooms at the front, one double and a single (currently being used as a study) and a spacious modern shower room which has fully tiled walls and floor, white suite comprising low level WC, wash basin and large shower with curved screen.

### **Outside**

To the front the property is approached by a shingle driveway and lawned garden, the drive continues to the front entrance. To the rear there is a well planned garden which has been split in to several areas including lawned garden with hedging to end boundary and countryside views beyond, a decked area, and enclosed garden area off to the right has fruit trees and to the left there is a vegetable garden area with green house. There is also a outside WC and further brick storage building and a right of access across the adjoining neighbours.



### Location

The property is located in Weybread 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 otherwise specified in our details), but may be available in addition, subject to separate negotiation.

### Services

Solid fuel/electric night storage heaters. Solar powered hot water.

Mains drainage, water and electricity.

Energy Rating: tbc

### Local Authority:

Mid Suffolk District Council

**Council Tax Band: B**

**Postal Code: IP21 5TN**

### Tenure

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

### Agents' Note

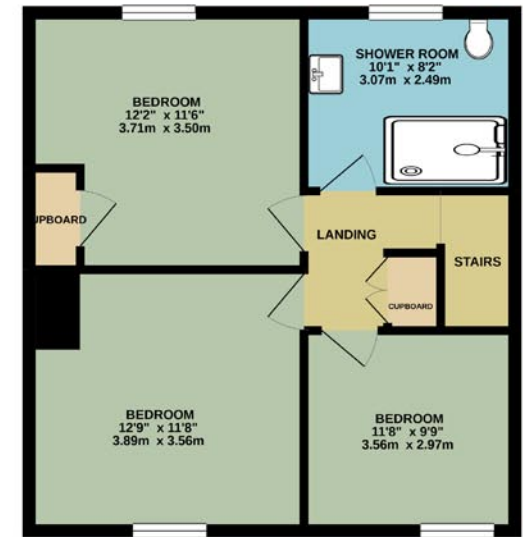
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £230,000**

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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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