



HOB LINS

ONE EYED LANE, WEYBREAD IP21 5TT



An immaculate and superbly updated 4 bedrooms detached bungalow in a delightful semi-rural position with delightful gardens of 0.94 acre abutting fields.

The property is a substantial and immaculately presented detached bungalow that has been completely updated by the current vendors. It has an excellent layout and sits well back from the road with parking for several cars. The vendors have also installed solar panels and a 10KW battery.

The front door opens to a light and spacious entrance hall. There is a double aspect sitting room the front with French doors opening to the garden and a feature fireplace. There is a comprehensively fitted kitchen/breakfast room with an attractive range of wall and base units plus central island. Off the kitchen is a useful separate utility room. and rear hall. A corridor runs from the hall to remainder of the property. There three double bedrooms each with fitted wardrobe cupboards and one with French doors to the garden plus there is a further bedroom that can be used as a study. In addition, there are two well-appointed shower rooms.

A sweeping tarmac drive gives access to the property leading to

the detached double garage plus provide parking for several cars. The gardens are an absolute delight and are well-stocked with a variety of trees and shrubs. There is a kitchen garden with greenhouse to the rear and a charming little woodland walk. The front lawn adjoins fields providing a delightful setting for the property.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Bottled gas for the range cooker. The boiler was installed in 2023. Solar panels and a 10KW battery. (Please note the services have not been tested by Durrants)

LOCAL AUTHORITY AND COUNCIL TAX BAND

Mid-Suffolk - E

VIEWINGS

Strictly by prior appointment with the vendors' sole selling agents, Durrants (01379 852217)









FLOOR PLAN

GROUND FLOOR
1738 sq.ft. (161.4 sq.m.) approx.



TOTAL FLOOR AREA: 1738 sq.ft. (161.4 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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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.



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CONTACT US

Durrants, 32-34 Thoroughfare,
Harleston, Norfolk, IP20 9AU

Tel : 01379852217

Email : harleston@durrants.com

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