



Harleston Road | Weybread | Diss | IP21 5TU

Guide Price £525,000

**DURRANTS**  
SINCE 1853

## Key features

- Architect designed
- Highly versatile accommodation
- Approaching 2500 sq ft.
- Integral garage
- Ensuite to principal bedroom
- Detached
- Field views to front
- Parking for several cars
- Established gardens
- Potential for ground floor bedroom

## Description

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

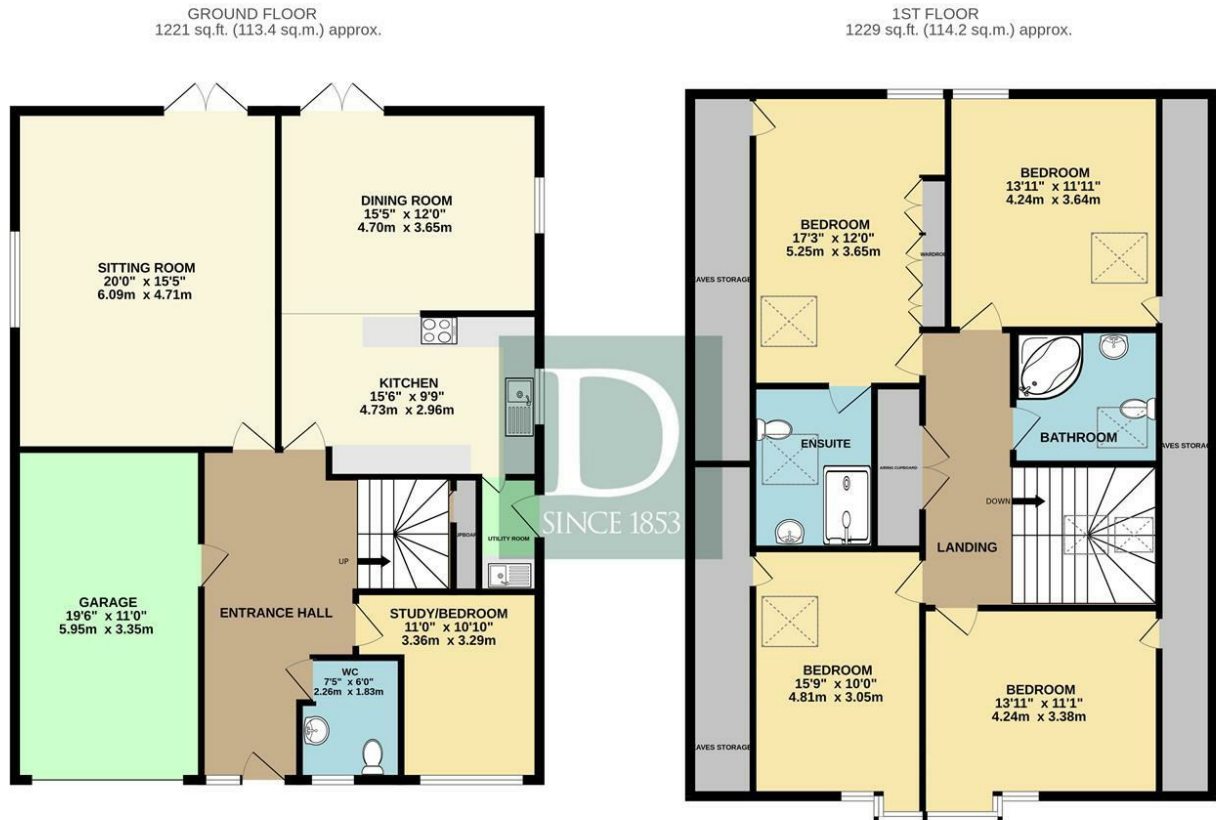


## Directions





# Floor plans



TOTAL FLOOR AREA : 2450 sq.ft. (227.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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