



LILAC COTTAGE
THE STREET, WEYBREAD, IP21 5TL



This charming three bedroom detached cottages has been sympathetically modernised and extended in time, with no onward chain, ample off-road parking, single detached garage and an enclosed easy maintenance garden.

Lilac Cottage is a detached cottage, in a popular village location of Weybread, close to the market town of Harleston. It offers ample off road parking on the newly laid resin bound driveway and access to the detached single garage.

Welcoming you through the front door, you have the spacious entrance hallway, with doors accessing all ground floor accommodation. The hallway has a tiled floor with stairs leading to the first floor and space for hanging coats. To the left you have the triple aspect sitting room/dining room which is a cosy room, overlooking the front aspect with a newly installed multi fuel burner, on a tiled hearth that is housed in the attractive brick fireplace. There is a cupboard under the stairs for storage and is also where the electric metres are located. The electrics were inspected in November 2019, and a new consumer unit installed. The kitchen is well fitted with a range of matching 'shaker style' wall and base units with woodblock effect work top. There is an integrated electric cooker and ceramic hob, extractor fan, dishwasher and further space for appliances are available. From the kitchen there is a door leading straight out to the rear garden. The bathroom on the ground floor comprises of a bath, with new mixer taps and hand shower attachment, new power shower, toilet and basin with new taps. There is underfloor heating in this bathroom.

Upstairs, on the first floor you are welcomed to all the rooms. Bedroom one is a double room with views over the front aspect, built in cupboards with a cast iron feature fireplace. Bedroom two is currently used as a dressing room, it has been fitted with shelving and rails. Bedroom three is a single room, currently used as an office and has been fitted with a desk and a WC and vanity unit has been installed in here.

Outside, there is ample off road parking on the resin bound driveway to the front, and access to the detached single garage with an electric garage door. The garage is also used as a utility room, with plumbing/space for appliances such as the washing machine and tumble dryer and also the worktop. There is space in the loft of the garage for further storage. The rear garden to the side has been landscaped for easy maintenance, with slate/patio stones and a newly installed fence and wood store. The timber shed is accessible and great for storage, as well as access to the oil tank.

Offered chain free and ready to move straight in to, this character cottage is one to view!





FLOOR PLAN



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