



MULBERRY COTTAGE

THE STREET, MARKET WESTON, IP22 2NZ



An attractive and spacious detached bungalow in a delightful garden and located in a sought-after village

The property is a delightful established detached bungalow that has been a much loved home. It has been cleverly extended by the current vendor and offers spacious and versatile accommodation. It is approached from the road via a gravel driveway providing off-road parking for several cars. There is also a gated area of the driveway and a double car port.

The front door opens to the reception hall that runs through the centre of the property. To one side is an excellent triple aspect open sitting/dining room with feature fireplace and French doors to the garden. On the opposite side at the front is the principal double bedroom with en-suite shower room. To the rear of the property is a comprehensively fitted kitchen/breakfast room with attractive range of shaker style units. It opens to a conservatory which can be used for dining or sitting. There are two further double bedrooms and a further shower room. There is also an additional w.c.

Externally the property is very well positioned within its plot and

benefits from a delightful established garden. It is bordered by mature hedging and has a wide array of established shrubs and trees. Immediately to the rear of the property is a large terrace providing a perfect place for alfresco entertaining. There are two timber sheds within the garden for storage.

LOCATION

The attractive small village of Market Weston lies alongside the B1111 in the north part of West Suffolk. There is a small Village Hall in the centre of the village together with a large village green covering two and a half acres with a circular path and wildlife areas. Market Weston Fen, owned by Suffolk Wildlife Trust, is situated on the edge of the village, and is renowned, both nationally and internationally, for its wildlife. There is also a pub, The Mill Inn, which lies just outside the village.

Diss, which is just under 10 miles distant, offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).





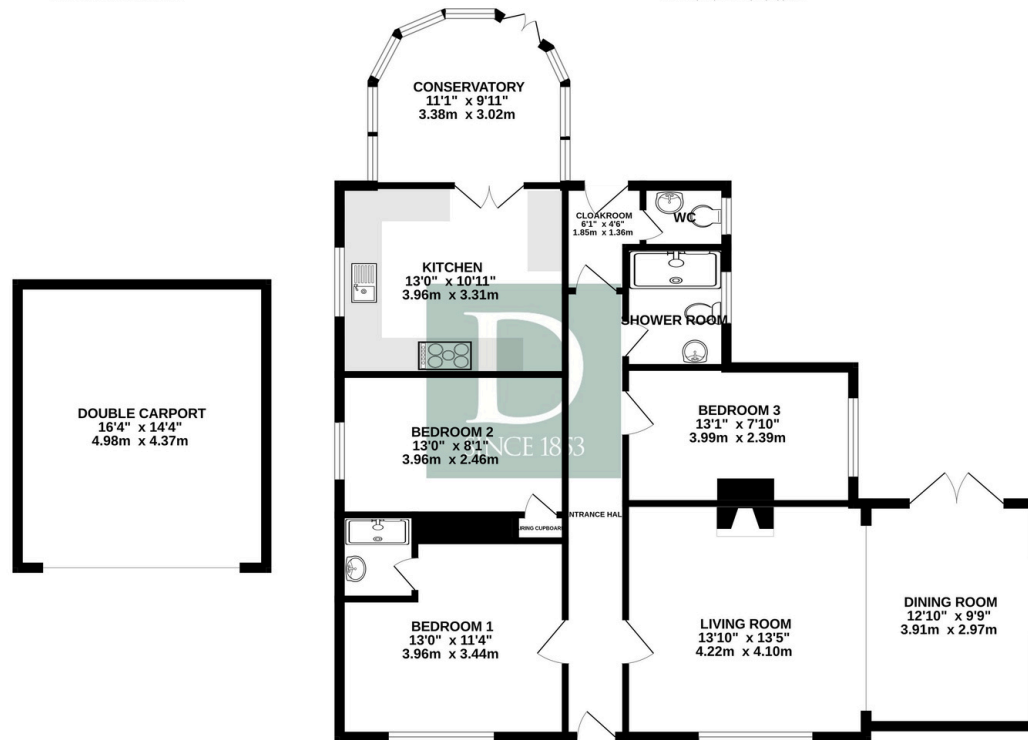




FLOOR PLAN

CARPORT
234 sq.ft. (21.7 sq.m.) approx.

GROUND FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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SERVICES

Oil fired central heating. Mains drainage, water and electricity are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

LOCAL AUTHORITY

West Suffolk District Council
Council Tax Band D

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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