



THE BUNGALOW
HARLESTON ROAD, WEYBREAD, IP21 5UB



An exciting redevelopment opportunity on the outskirts of Harleston with views over the Harleston Fishing Lakes

The property is a detached bungalow of 'non-standard construction' offering huge potential subject to planning permission for a replacement dwelling. The property has been a much loved home for the current vendors and could equally be the same for a new buyer.

There is a porch on the side with a front door to the hall. There are three bedrooms, one of which is currently used as a sewing room. There is also a bathroom. The sitting room is to the front and has a door to the conservatory. The double aspect kitchen/breakfast room is fitted with a range of units. There is a largely glazed porch on the rear which is used as a utility room with a door to the outside.

There is a driveway to the side with parking for several cars. The garden is a delightful feature with a wide array of established shrubs, trees and mature hedging. Beyond the main garden is a substantial workshop measuring at approximately 13.88m x 6.13m, and that could be used for a variety of purposes.

The main highlight of the property is

the setting with an enviable position enjoying views over the Harleston Fishing Lakes to the rear.

SERVICES

Gas central heating. Mains water and electric. Drainage via septic tank. Fibre broadband is connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council & Tax Band C

AGENTS NOTES

- 1) The property is of 'non-standard construction' and therefore any buyer would need to speak to their lender to determine whether they are prepared to lend and satisfy their individual criteria. No offer will be accepted formally until the lender has issued the mortgage offer or it is a cash purchase.
- 2) No planning enquires have been made as to what could be permitted on the site and therefore buyers would need to make their own investigations into planning.



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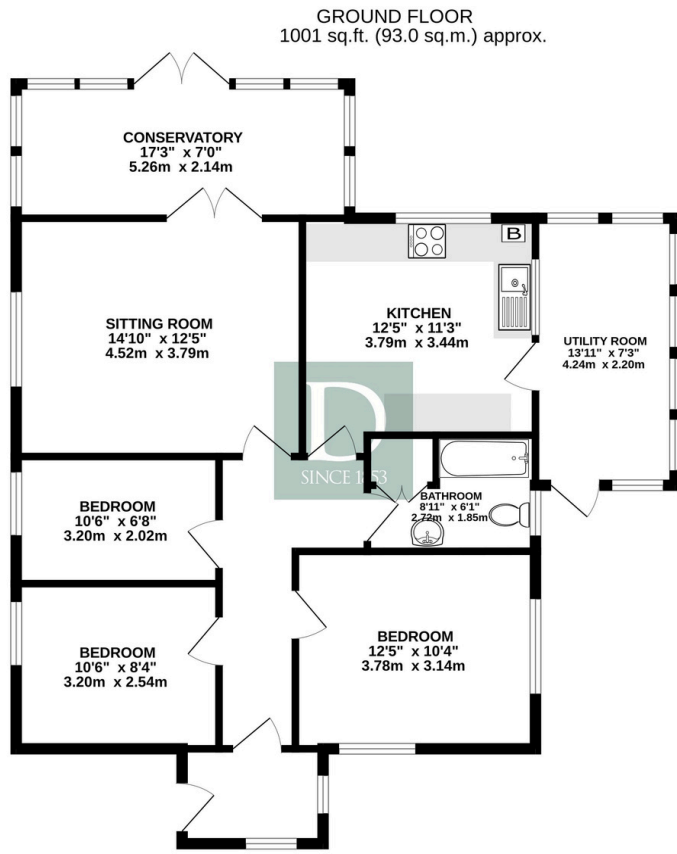
9 miles



EPC



FLOOR PLAN



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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