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DURRANTS

FOR SALE

01986 872553

LILAC COTTAGE

THE STREET, WEYBREAD, IP21 5TL



Offered with no onward chain is this charming three bedroom detached cottage which has been meticulously modernised and extended

Lilac Cottage is a charming detached cottage, situated in the popular village of Weybread. It offers 3 bedrooms and has been carefully updated and maintained by the current owner.

The entrance hallway is light and spacious and leads to a triple aspect lounge/diner which features a newly installed multi fuel burner, on a tiled hearth that is housed in an attractive brick fireplace. The kitchen is well fitted with a range of matching 'shaker style' wall and base units, a woodblock effect work top and integrated appliances. The 4-piece bathroom benefits from underfloor heating.

Upstairs, are three bedrooms, one with fitted wardrobes and a beautiful cast iron feature fireplace. The second bedroom is currently set up as a dressing room and has been fitted with shelving and rails. The third room is currently used as an office and has been equipped with a desk and a WC and vanity unit has also been installed.

To the front of the cottage there is off road parking on a newly laid resin bound driveway, and a detached single garage. The

garage also has plumbing/space for appliances such as the washing machine and tumble dryer. The rear garden is positioned to the side has been landscaped for easy maintenance, with slate/patio stones and a newly installed fence, timber shed and wood store.

LOCATION

Weybread is a small parish in Suffolk, approximately 2 miles away is the nearest town of Harleston a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, a primary and secondary school, two hotels, a number of cafes, restaurants and pubs.

SERVICES

Oil fired central heating and Multi fuel stove. Mains water, drainage and electric. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council and Tax band D







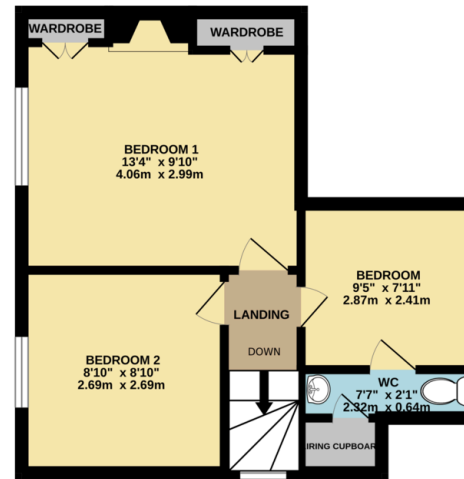


FLOOR PLAN

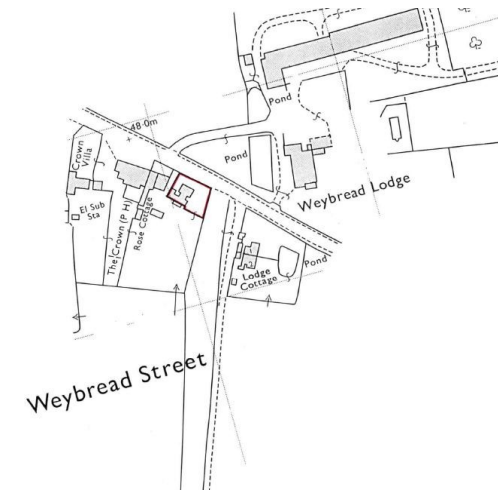
GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



LOCATION MAP



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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