



The Street, Weybread - IP21 5TL





## The Street

Weybread, Diss

VENDOR FOUND! Sitting opposite FARMED FIELDS this DETACHED RURAL HOME offers a well-kept and VERSATILE living space across two levels with a CONVERTED GARAGE SPACE giving a ground floor bedroom with an en-suite, ideal for those seeking MULTI-GENERATIONAL LIVING. The ground floor enjoys an EXTENDED LIVING AREA giving over 1670 Sq. Ft in total (stms) to include a SEPARATE SITTING and DINING ROOM with CONSERVATORY and UTILITY ROOM all coming off from the CENTRAL KITCHEN which boasts FITTED COOKING APPLIANCES. In total, FIVE BEDROOMS are on offer with four being on the first floor having use of the UPDATED SHOWER ROOM and two enjoying the flawless views to the front of the home with one on the ground floor giving an additional EN-SUITE SHOWER ROOM and additional WC from the lobby entrance. Externally, there is much to be enjoyed with a PRIVATE and LOW-MAINTENANCE feel to both the front and rear gardens where both offer attractive spaces to enjoy with colourful planting areas while a DRIVEWAY sits to the front giving OFF ROAD PARKING.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





- Detached Family Home
- Vendor Found!
- Rural Setting Opposite Farmed Fields
- Over 1670 Sq. Ft Of Accommodation (stms)
- Generous Sitting Room & Separate Dining Room
- Five Bedrooms Across Two Floors - Ideal For Multi-Generation Living
- Private & Fully Enclosed Rear Garden
- Driveway Giving Off Road Parking

The village of Weybread is conveniently located just two miles away from the Norfolk town of Harleston. The main village of Weybread is positioned along a Roman road, close to the River Waveney and Weybread Pits, which offer the opportunity for fishing, as well as being a great area for walking and picnics. The nearby village of Fressingfield, which is under two miles from the property, offers further local facilities such as The Swan public house, The Fox & Goose restaurant, a well stocked shop, primary school, nursery, doctors surgery and a sports club with football, tennis and bowls facilities. A wider range of recreational and shopping facilities are available in the market town of Harleston. The South Norfolk town of Diss lies just approximately 12 miles to the east of the property. Here there is a railway station with regular services to Norwich and London's Liverpool Street station.





## IN SUMMARY

**VENDOR FOUND!** Sitting opposite FARMED FIELDS this DETACHED RURAL HOME offers a well-kept and VERSATILE living space across two levels with a CONVERTED GARAGE SPACE giving a ground floor bedroom with an en-suite, ideal for those seeking MULTI-GENERATIONAL LIVING. The ground floor enjoys an EXTENDED LIVING AREA giving over 1670 Sq. Ft in total (stms) to include a SEPARATE SITTING and DINING ROOM with CONSERVATORY and UTILITY ROOM all coming off from the CENTRAL KITCHEN which boasts FITTED COOKING APPLIANCES. In total, FIVE BEDROOMS are on offer with four being on the first floor having use of the UPDATED SHOWER ROOM and two enjoying the flawless views to the front of the home with one on the ground floor giving an additional EN-SUITE SHOWER ROOM and additional WC from the lobby entrance. Externally, there is much to be enjoyed with a PRIVATE and LOW-MAINTENANCE feel to both the front and rear gardens where both offer attractive spaces to enjoy with colourful planting areas while a DRIVEWAY sits to the front giving OFF ROAD PARKING.

## SETTING THE SCENE

The property is set back from the street and kept private courtesy of tall timber panel fencing whilst an opening gives off road parking to the side of the home for multiple vehicles. A carport sits just off to the right-hand side of the home, again giving further cover with swinging iron gates taking you into the private rear gardens. The front of the home has been lovingly landscaped by the current owners to create a vibrant and attractive space laid with shingle footing and featuring many raised colourful planting beds leading into the welcoming atmosphere at the front of the home.

## THE GRAND TOUR

Once inside, a central hallway is the first place to greet you, laid with wood effect flooring and granting access to all living accommodation on the ground floor with stairs to the first floor to your left and a two-piece WC to your right hand side, tastefully decorated with low level radiator and vanity storage. Heading beyond the stairs and turning to your left, the first room you encounter is the open sitting room laid with carpeted flooring and fronted by large uPVC double glazed windows. Its conventional size is conducive to a potential choice of layouts with the dining room sitting to the rear of this, creating the possibility for a more open plan feel if desired. Sat to the middle of the home is the kitchen again attractively presented by the current owner with a wide array of wall and base mounted storage units with ample worktop space which gives way to integrated cooking appliances to include dual eye level ovens and hob with space remaining for further white goods and appliances. Just off to the right of the kitchen, a continuation of the same worktops and storage units give a utility space where further under the counter storage with plumbing remains for further appliances plus an additional utility area to the rear, in the form of a smaller conservatory.

To the left of the kitchen an attractive dining room can be found again due to the current layout of the home offering separate reception rooms however it could be made open plan if desired. Through a set of glass panelled wooden frame bi-folding doors an updated conservatory to the rear of the home currently overlooks the rear garden through double glazed windows with a upgraded conservatory roof.

Heading back to the central hallway, the first off the bedrooms can be found as part of a historic garage conversion. This room can function perfectly for those seeking multi-generational living or could be altered into a further reception room if desired. The space currently features a wide array of built in storage wardrobes with a further storage cupboard just off to the side and front of the home. As part of the conversion a modern ensuite shower room was added complete with a fully tiled surround featuring a walk-in shower unit and tall heated towel rail. Four further bedrooms sit on the first floor with the two larger coming to the left-hand side of the landing. The bedroom to the front of the property encapsulates the flawless views over the farmed fields ahead of the home with larger floor space more than suited to a double bed with further storage solutions to the bedroom just behind this overlooking the rear gardens with large conventional floor space. Two further bedrooms sit on the adjacent side of the home with the smaller coming to the very rear of the property currently set up as a single bedroom and a smaller double door to the front of the home again overlooking the fields to the front. An updated shower room sits on the first floor as well with all underfloor heating, this space has been attractively decorated by the current owner to offer vanity storage and a tall heated towel rail as well.

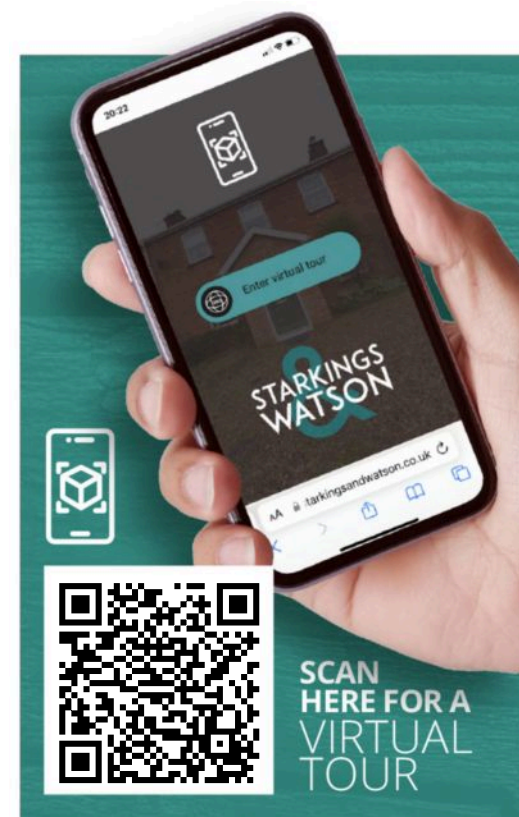
## FIND US

Postcode : IP21 5TL

What3Words : ///surprised.indicates.lowest

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.









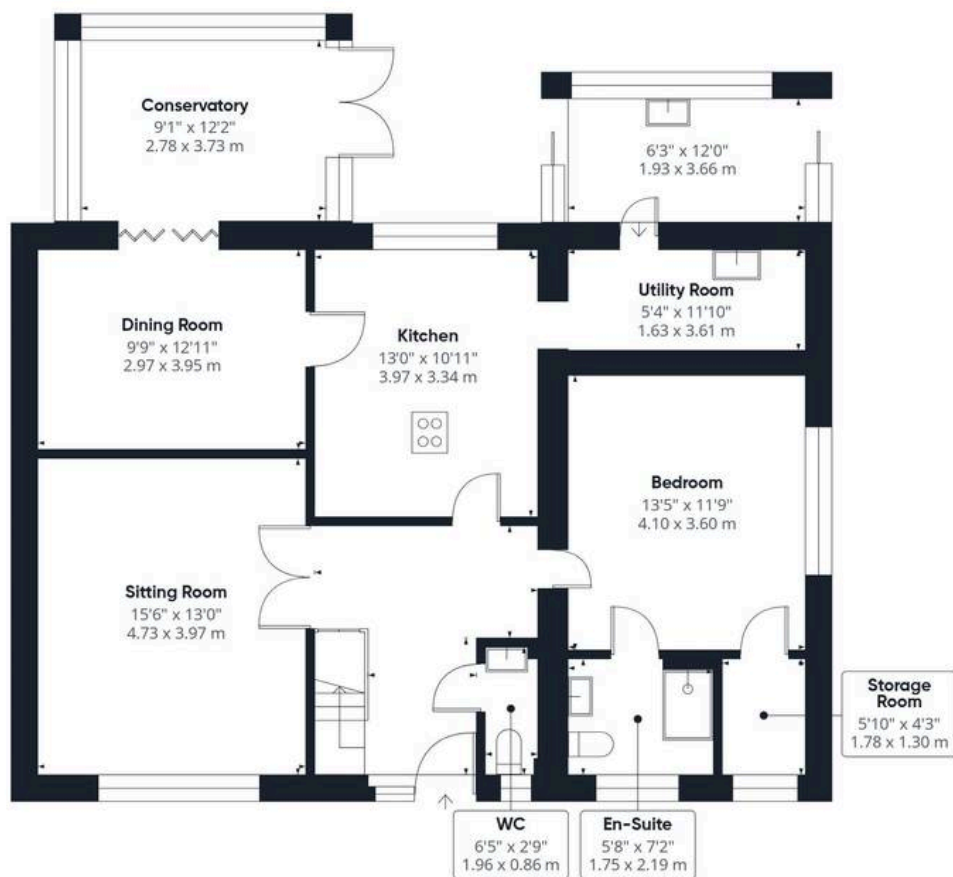


## THE GREAT OUTDOORS

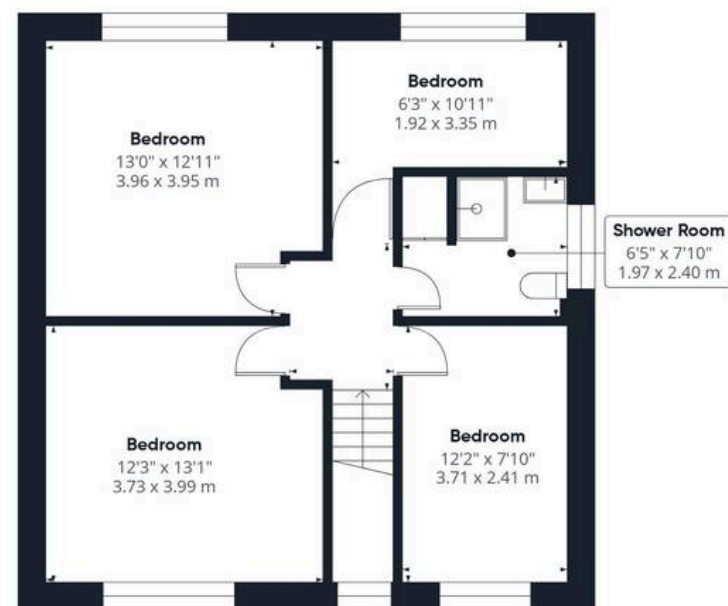
Externally the garden is presented in an attractive yet low maintenance condition where the space fully enclosed with brick walls and raised planting beds again adding vibrancy to this outside space. An electric awning sits above the kitchen window between the two conservatories to create a further shaded seating space whilst a mixture of flagstone and brick weaving creates multiple spaces to sit and enjoy the warmer months with family and friends.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1672 ft<sup>2</sup>  
155.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.