

A spacious, detached four bedroom bungalow with double garage, located within the village of Weybread, between Harleston and Fressingfield.

Guide Price
£475,000 Freehold
Ref: P7352/C
The Lodge
Harleston Road
Weybread
Suffolk
IP21 5TU



Hallway, kitchen, utility room, dining room and sitting room. Bedroom one with en-suite shower room. Three further double bedrooms and bathroom.

Off-road parking. Integrated double garage.

West facing rear garden with grounds in all extending to 0.33 acres.

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Location

The property is located within the village of Weybread which is 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 popular for walking/hiking. In addition there is a garden nursery, a garage and St Andrew's Church. The nearby village of Fressingfield, is two miles from the property and offers local facilities such as a public house, restaurant, shop, primary school, nursery, doctors surgery and a sports club. A wider range of recreational and shopping facilities are available in the market town of Harleston just over 2 miles. The South Norfolk town of Diss, with Morrisons, Tesco and Aldi supermarkets, lies just approximately 11 miles to the east of the property. Here there is a railway station with regular services to Norwich and London's Liverpool Street station (approximately 90 minutes). The Heritage Coast, with the popular centres of Southwold, Dunwich, Thorpeness and Aldeburgh, is approximately 40 minutes' drive away. The county town of Ipswich lies about 28 miles to the south, and the city of Norwich is about 23 miles to the north.

Description

The Lodge is a detached bungalow of brick and block construction with brick elevations under a tiled roof. It is believed to date from the 2000s and benefits from UPVC double glazed windows throughout and an oil fired central heating system. The bungalow offers spacious accommodation extending to 1,800 square feet. As well as a modern kitchen, the vendor installed, in recent years, a new utility room, bathroom and en-suite shower room.

The Accommodation

Ground Floor

A partially glazed front door flanked on both sides by windows leads to the

Hallway

Radiator. Cloak cupboard. Light tunnel, airing cupboard and further cupboard housing the hot water cylinder and slatted shelving.

Doors lead off to the kitchen, sitting room, bedrooms and bathroom.

Kitchen 15' 0 x 11' 5 (4.57m x 3.53m)

South facing UPVC window. Fitted with a range of high and low level wall units. Integrated double electric oven and dishwasher. Roll edge work surface with one and a half bowl silica resin sink with mixer taps above including a hot water tap. Roll edge work surface with four ring halogen hob and extractor fan above. Tiled flooring. Recessed spotlighting. Radiator. An open door leads to the dining room and a further door leads to the



Utility Room 10' 0 x 10' 0 (3.20m x 2.86m)

South facing UPVC window and glazed door to the exterior. Low level wall units with space and plumbing for a washing machine and tumble drier. Roll edge work surface with stainless steel sink with drainer and mixer taps above. Tiled flooring. Radiator.



Dining Room 15' 0 x 15' 0 (4.41m x 4.60m)

West facing UPVC window overlooking the garden and further south facing window. Laminate wood flooring. Radiator. Double doors lead to the



Sitting Room 20' 0 x 15' 10 (6.10m x 4.52m)

North facing UPVC window and west facing UPVC sliding door opening out to the patio area and garden. Fireplace with tiled and timber surround. Bookshelves. Wall light points. Radiator.



A door returns to the hallway where further doors lead to the four bedrooms and bathroom.

Bedroom One 13' 0 x 12' 9 (3.9m x 3.65m)

A double bedroom with east facing UPVC window to the front of the property. Fitted wardrobes and dressing table. Radiator. Wall light points. A door opens to an

En-Suite Shower Room

Refitted in recent years and comprising WC, hand wash basin and shower unit. Fully tiled walls and flooring. Ladder style chrome towel radiator. North facing UPVC window with obscured glazing. Shaver point.



Bedroom Two 13' 4 x 11' 9 (3.56m x 3.89m)

A double bedroom with west facing UPVC window overlooking the rear garden. Radiator. Fitted wardrobes.

Bedroom Three 13' 0 x 8' 0 (4.02m x 2.39m)

West facing UPVC window overlooking the rear garden. Radiator. Hatch to roof space.



Bathroom

Refitted in recent years and comprising shower, WC and hand wash basin. Tiled flooring and walls. Ladder style chrome towel radiator. Recessed spotlighting. East facing UPVC window with obscured glazing.

Bedroom Four 12' 0 x 9' 6 (3.67m x 2.90m)

Radiator. East facing UPVC window



The Outside

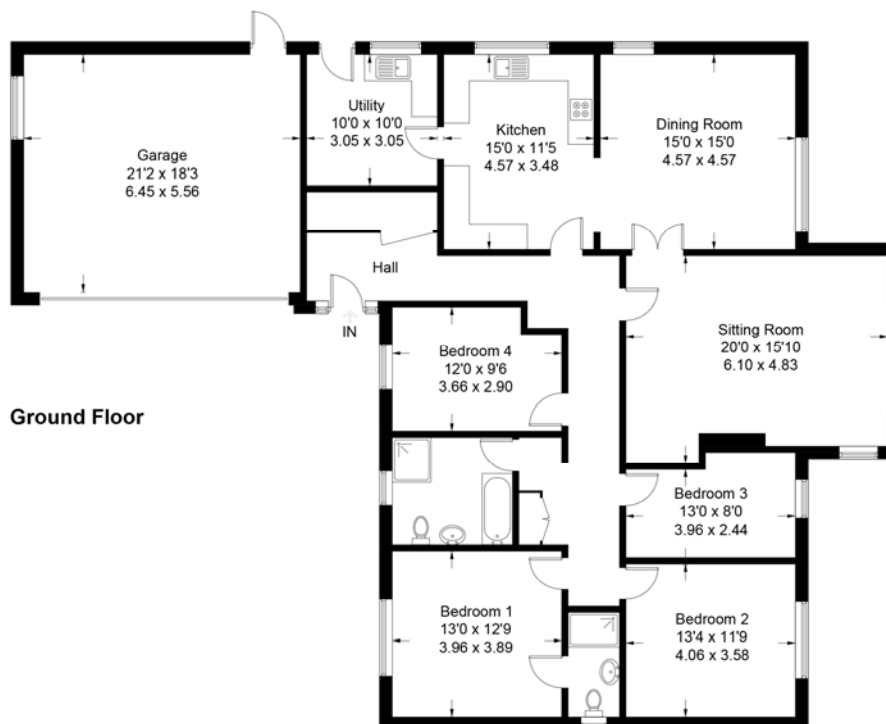
The property is approached from the road via a shingle drive providing off road parking for a number of vehicles. This leads to an integral double garage which has remote controlled roller shutter doors to the front. The garage measures 21' 2 x 18' 3. It has an east facing UPVC window as well as a personnel door to the garden. Power and light are connected. The garage is home to the photovoltaic controls as well as the oil-fired boiler.

The gardens can be accessed via either side of the bungalow and to the south is a patio area as well as a garden shed and the oil tank. The patio wraps around the bungalow to the west and leads to an area of lawn that is enclosed by fencing and hedging. There is also a summerhouse. The grounds extend to approximately 0.23 acres.



The Lodge, Weybread

Approximate Gross Internal Area = 167.4 sq m / 1802 sq ft
Garage = 35.9 sq m / 386 sq ft
Total = 203.3 sq m / 2188 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil fired central heating. PV panels reducing the cost of electricity.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (59) A copy of the certificate can be seen on request.

Council Tax Band E ; £2,517.24 payable per annum 2024/2025

Local Authority Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0300 1234000

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. This is a probate sale and probate has been granted.

May 2024



Directions

Heading north from Fressingfield proceed into Weybread passing the garage on the left hand side; where the road bears round to the right, continue along where The Lodge will be found on the left hand side as indicated by the Clarke & Simpson board.

What3Words location: [///breezes.mobile.detective](http://breezes.mobile.detective)



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