



# WEAVERS KNOT

CHURCH ROAD, ALBURGH, IP20 0DA



An attractive, spacious and highly versatile family house in the sought-after and popular village of Alburgh. The property has been a much-loved family home and has an established garden plus an integral double garage

The property is an established detached family home in a the sought-after village of Alburgh, offering versatile accommodation. There is off-road parking to the front leading to the integral double garage. The front door opens to the entrance hall with stairs to the first floor and a cloakroom. There is an impressive triple aspect 'L' shaped sitting room with woodburning stove and sliding glazed doors to the garden. A door at one end leads to the spacious kitchen/dining room. The kitchen is fitted with an attractive range of wall and base units and there is the added benefit of a separate utility room which in turn gives access to the double garage.

On the first floor the principal bedroom has an ensuite shower room and fitted wardrobe cupboards. There are two double bedrooms to the rear, both with fitted wardrobes. At the other end of the landing are two interconnecting bedrooms which would make for an excellent teenager's suite. There is a further bedroom, currently used as a study plus a family bathroom.

The gardens wrap around the

property with a terrace at the rear plus a decked area for alfresco entertaining. The principal garden is to the side and laid mainly to lawn. There is a further 'secret' garden to the front that is bordered by mature hedging.

#### LOCATION

There is a strong sense of community between the villages of Alburgh and Denton and between them they offer a wide variety of different clubs and societies. The Alburgh with Denton primary school which incorporates a pre-school is very well regarded. It's a short drive to shops and services to the market town of Harleston which is a thriving market town with many historical buildings and an excellent range of independently owned shops, schools, hotels, cafes, restaurants and pubs.

#### SERVICES

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

#### LOCAL AUTHORITY

South Norfolk Council and Tax Band E





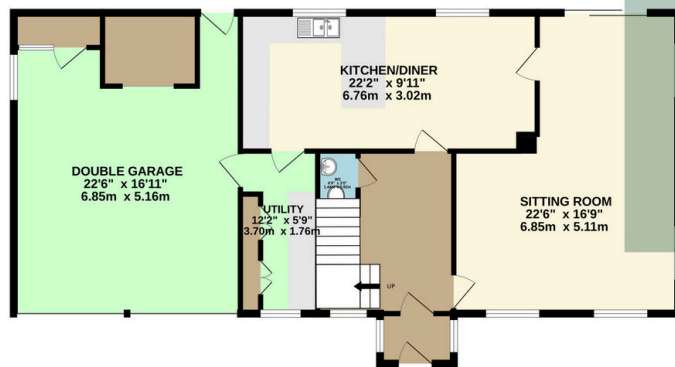




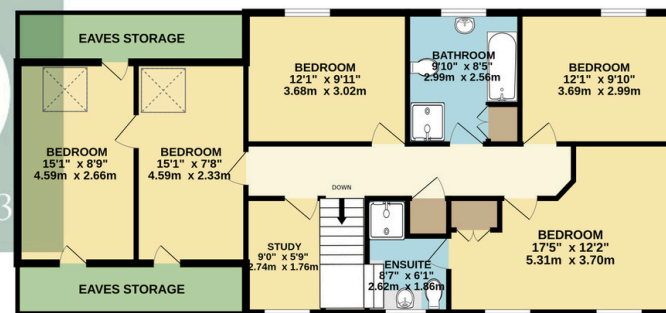
## FLOOR PLAN

## BOUNDARY MAP

GROUND FLOOR  
1135 sq.ft. (105.4 sq.m.) approx.

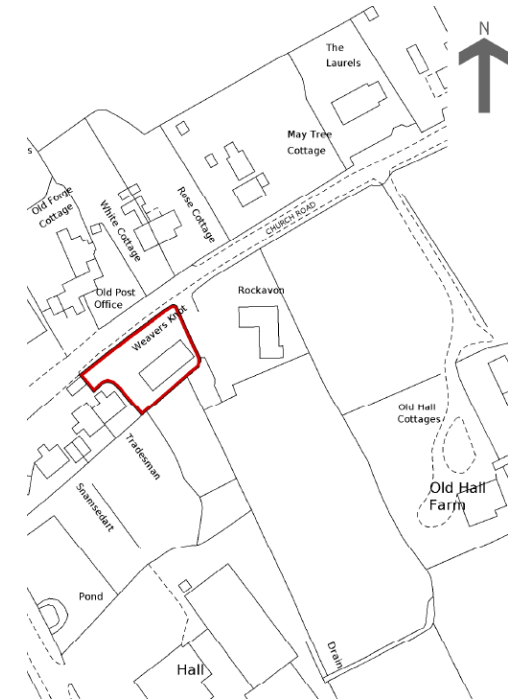


1ST FLOOR  
989 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 2123 sq.ft. (197.2 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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## CONTACT US

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