



High Street, Hopton, Diss, IP22 2QX

Guide Price £325,000 - £350,000

A three bedroom semi detached house in the desirable village location of Hopton. The property has a separate dining room, study and a spacious lounge which provides ample space for family life.

- Village Location
- Four Piece Bathroom Suite
- Three Reception Rooms
- Log Burner
- Close to Amenities
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D



Property Description

Situation

Located within the popular and sought after village of Hopton, the property enjoys being within walking distance of the many amenities this well served village has to offer. Hopton is a fine example of an attractive and traditional Suffolk village having a beautiful blend of many period and modern properties, close to the unspoilt and idyllic countryside surrounding the 'Suffolk Fen'. There is still a strong and active local community within the village, still retaining many amenities and facilities including doctors surgery, public house, convenience store, schooling and fine church etc. A further extensive range of day to day amenities and facilities can be found within the historic market town of Diss lying some 9 miles to the east and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

A really well proportioned three bedroom semi detached house in the popular and pretty village location of Hopton. Downstairs you have a lounge, dining room, a separate study/office space, the kitchen and the family bathroom which is a four piece suite. The lounge runs from the front to the back of the property with dual aspect light which creates an ideal environment to relax. The study/office space is a handy room for anyone who spends time working from home, this room is a good size and has plenty of space for a proper computer desk set up. All three bedrooms are found upstairs which is accessed via a spiral staircase.

Externally

The garden area is mainly laid to lawn with a patio area that is enclosed by a brick wall with a gazebo over, this provides a great external sheltered area for some alfresco dining. There is also a shed, an outbuilding and the oil tank. Externally to the front there is unrestricted on road parking.

The rooms are as follows:

LOUNGE: 20' 1" x 9' 3" (6.12m x 2.82m) Windows to front and rear aspect being a generous size, laminate style flooring.

DINING ROOM: 11' 7" x 11' 1" (3.53m x 3.38m) Window to front aspect, log burner to side, space for dining table and chairs. Providing access to study/office and kitchen, spiral staircase leading to first floor level.

STUDY/OFFICE: 9' 8" x 7' 7" (2.95m x 2.31m) Window to front aspect, laminate flooring.

KITCHEN: 14' 2" x 8' 1" (4.32m x 2.46m) maximum measurements. With window to the rear aspect, the kitchen offers a good range of grey wall and floor units, work

surfaces, metro style splashbacks, one and a half bowl composite sink with drainer and pull out mixer tap, integrated electric oven with counter top ceramic hob and extractor above, space for further appliances. Laminate flooring. Door giving access to rear garden and bathroom.

BATHROOM/SHOWER ROOM: 8' 4" x 7' 2" (2.54m x 2.18m) With window to rear comprising a modern four piece suite with low level wc, hand wash basin over vanity unit, shower cubicle with electric shower, corner bath. Tiled walls and flooring.

FIRST FLOOR LEVEL:

BEDROOM ONE: 11' 2" x 7' 8" (3.4m x 2.34m) Window to front aspect and built-in wardrobes with sliding doors.

BEDROOM TWO: 12' 10" x 8' 2" (3.91m x 2.49m) With window to front aspect with fitted tree-house style bunkbed.

BEDROOM THREE: 8' 5" x 7' 8" extending to 11' 3" (2.57m x 2.34m extending to 3.43m) With window to rear aspect.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8102



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

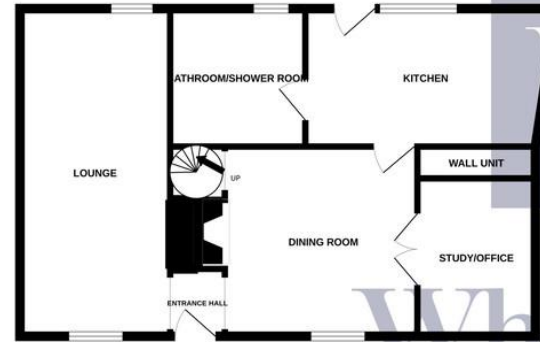
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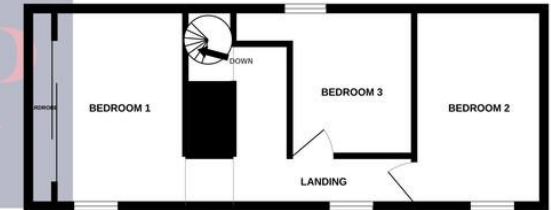
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



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 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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