

THE STREET

# North Lopham, Diss IP22 2LS

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain
- Semi-Detached Character Cottage
- Popular Central Village Location
- Two Receptions - One with Wood-burner
- Kitchen & Utility Space
- Three Bedrooms
- uPVC Double Glazed & Oil Fired Heating
- Parking & Gardens to Front & Rear

NO CHAIN! This CHARACTERFUL SEMI-DETACHED cottage offers either THREE or FOUR BEDROOMS, whilst extending to almost 1000 sq. ft (stms) of accommodation. Ideal for an owner occupier of HOLIDAY LET, the property is presented in GOOD ORDER and located within a SOUGHT AFTER semi-rural village location within easy driving distance of DISS. The property benefits from uPVC DOUBLE GLAZING and OIL-FIRED central heating, as well as AMPLE DRIVEWAY PARKING and pleasant front and rear gardens. The accommodation itself comprises a welcoming entrance hallway leading to sitting room with INGLENOOK FIREPLACE housing a WOOD-BURNER, separate dining room also with a fireplace leading to the kitchen, extended utility space and downstairs shower room. On the first floor you will find the main double bedroom, a further single and then another double bedroom which has been partitioned to create two adjoining bedrooms - allowing for up to FOUR BEDROOMS. The rear garden has been LANDSCAPED for ease of maintenance.

#### LOCATION

North Lopham is a hugely popular, but quiet location, with its own well-regarded Primary School and Public House. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles distant.

#### DIRECTIONS

You may wish to use your Sat-Nav (IP22 2LS), but to help you...Leaving Diss on the A1066, head through the village of Royden and past the Bressingham Steam & Gardens Museum. Follow until you reach a pub on the right-hand side called "The White Horse" turn right where signposted N. Lopham. Follow this road as it bends left and right and into North Lopham itself. The property can then be found on the left hand side indicated by our 'for sale' board.

A shingled approach provides off road parking for multiple vehicles as well as front lawned garden leading to the main entrance door.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

Vinyl flooring, radiator, stairs to first floor landing, smooth ceiling, doors to:

#### SITTING ROOM

16' 4" x 10' 4" (4.98m x 3.15m) Cast iron multi-fuel burner with tiled hearth and timber beam, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, television point, built-in storage cupboard, built-in double storage cupboard, smooth ceiling with exposed timber beams.

#### DINING ROOM

15' 5" x 8' 11" (4.7m x 2.72m) Feature fire place, tiled flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, smooth ceiling, opening to:

#### KITCHEN

10' 9" x 6' 7" (3.28m x 2.01m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for dishwasher, tiled flooring, radiator, uPVC double glazed window to rear, smooth ceiling, doors to:



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Diss Office on **01379 450950**



#### SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in shower with thermostatically controlled shower over wet room flooring, tiled walls, extractor fan, non-slip wet room flooring, radiator, heated towel rail, uPVC obscure double glazed window to side, uPVC obscure double glazed window to rear, smooth ceiling.

#### UTILITY ROOM

7' 9" x 7' 7" (2.36m x 2.31m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine, space for tumble dryer, vinyl flooring, uPVC double glazed window to side, uPVC double glazed window to rear.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to rear, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

16' 10" x 7' 8" (5.13m x 2.34m) Fitted carpet, radiator, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling.

#### BEDROOM

9' 6" x 6' 9" (2.9m x 2.06m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### DOUBLE BEDROOM

15' 10" x 9' 4" (4.83m x 2.84m) Partitioned into 2 adjoining rooms and finished with fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, smooth ceiling.

#### OUTSIDE

The rear garden is fully secure and enclosed with timber fencing. The garden has been landscaped for ease of maintenance with paved patio and steps up to a further shingled patio. You will find a timber shed providing useful storage, with access to the oil tank, oil fired boiler and gate to the side leading to the front of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Approx. Gross Internal Floor Area 984 sq. ft / 91.40 sq. m

Ground Floor  
Approximate Floor Area  
599 sq. ft  
(55.64 sq. m)



First Floor  
Approximate Floor Area  
385 sq. ft  
(35.76 sq. m)

