



Single Storey Living in a Lovely Village Setting'  
Hopton, Norfolk | IP22 2QQ

FINE & COUNTRY

# WELCOME



A beautifully maintained three-bedroom detached bungalow in a quiet cul-de-sac location that is close to the village amenities. Purchased by the current owners and extensively renovated and updated throughout, this property provides a fantastic home for someone looking for peace and privacy but with the convenience of nearby amenities.







- Fabulous Detached Bungalow
- Three Bedrooms
- Large Master Bedroom With Ensuite
- Family Bathroom and Cloakroom
- Lovely Sitting Room With Open Fireplace
- Excellent Conservatory/Garden Room
- Refitted Kitchen
- Garage With Electric Roller Door
- Well-Tended Gardens
- Peaceful Location

One of four properties set within a very quiet cul de sac, this delightful, private, detached bungalow has lots to offer.

This lovely home, which was built in 1997, is situated in a quiet neighbourhood within the sought after village of Hopton. The present owners have carried out a significant upgrade programme, which includes installing double-glazed windows throughout, replacing the boiler system, and most recently, adding an extension to increase the size of the master bedroom and ensuite. A similar amount of attention has been given to the property's exterior, which includes freshly finished new block paving on the driveway and the installation of a new patio in the garden.

#### Step inside

When you enter the house, you are received by a spacious hall from which you can reach a sizable loft space.

An airing cupboard and a separate store cupboard are located in the hallway, offering practical space for towels, bedding and other items.

A cloakroom is situated to the left of the hallway, and a separate, recently renovated, bright and airy shower room with WC is located next door. Fitted cistern and hand-basin units provide this room with helpful storage space.

The principal bedroom, which is well-proportioned with capacity for a large wardrobe and bedroom furnishings, is located at the end of the hall.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The two windows that look onto the garden at the back of the property allow plenty of light to flood into the bedroom. This bedroom also has access to a good sized, tastefully equipped ensuite bathroom with a full-sized bath, a separate shower cubicle, and fitted cabinetry. The ensuite has useful built-in storage beneath the sink and is tiled throughout.

The second-largest bedroom, which is also accessed via the hallway, has windows that open to the front of the property. This is a sizable double bedroom that benefits from plenty of natural light. The hallway also leads to bedroom three, which is used by the current owners as an office but would make a lovely bedroom or children's playroom.

From the hallway, access is provided to the well-equipped kitchen, which the present owners remodelled in 2018. The kitchen is fitted with tasteful, modern wall and base units and space has been created for an informal dining / breakfast bar area. The room is fitted with a double range cooker with tiled splash back and an integrated fridge freezer. Access is provided to the delightful garden via a door from the kitchen.

Next to the kitchen is a large, welcoming sitting / dining room. A real focal point of this room is the brick-built fireplace with open fire which the current owners particularly enjoy. A set of double doors lead into a lovely conservatory area, a favourite place that the current owners enjoy using. Views of the garden make this the perfect spot in which to watch the wildlife.



"This is a lovely room in which to sit and enjoy the varied wildlife and enjoy the changing seasons." The room has heating which ensures it can be used all year round. Although currently used as an informal sitting room, the space could work well as a dining room. A door from the conservatory leads out to the main garden.

**Let's look outside**  
The outside of the property features an expansive, recently laid, block-paved driveway, with enough parking space for multiple vehicles. To the left side of the driveway is a lawned area, framed by a number of attractive trees and shrubs.

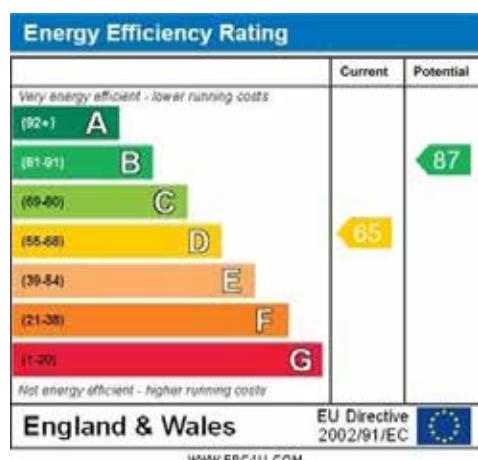
The current owners clearly love their outdoor space as evidenced by the care and attention paid to the garden. The garden is separated into various sections around the property, each with a distinctive assortment of attractive plantings, including trees, flowerbeds, shrubs and a wild garden. There is a separate gravelled area which houses a practical garden shed, a greenhouse, and wood store. A brick wall and fencing completely encircle the garden, enhancing its privacy and safety for pets.

Two outside taps and exterior mains outlets make useful features for garden maintenance. On approach, the right side of the property features a single, detached garage with an electric door. The garage is fitted with power and lighting and contains rafter space for convenient storage. Unusually, the garage is fitted with a window, allowing natural light into the area which could be used as a workshop.





# STEP OUTSIDE



## Location

Hopton is a pleasant and well-served village with a wide variety of stores and services, including a village store, pub, church, fish and chip shop, garden centre/DIY store, dentist, and primary school. There is also a hairdresser in the village and a small coffee shop as well as a couple of chapels. The village boasts a vibrant and friendly community who regularly run popular events for the whole family.

Hopton is conveniently situated halfway between the towns of Thetford and Diss, both of which are only 15 minutes away and provide a wide variety of stores and eateries. Only a 25-minute drive will take you to the historic market town of Bury St Edmunds, and a 50-minute trip will take you to the lively city of Norwich. A direct rail connection into London Liverpool Street from the market town of Diss takes just an hour and a half.

## Agents Notes

Tenure: Freehold

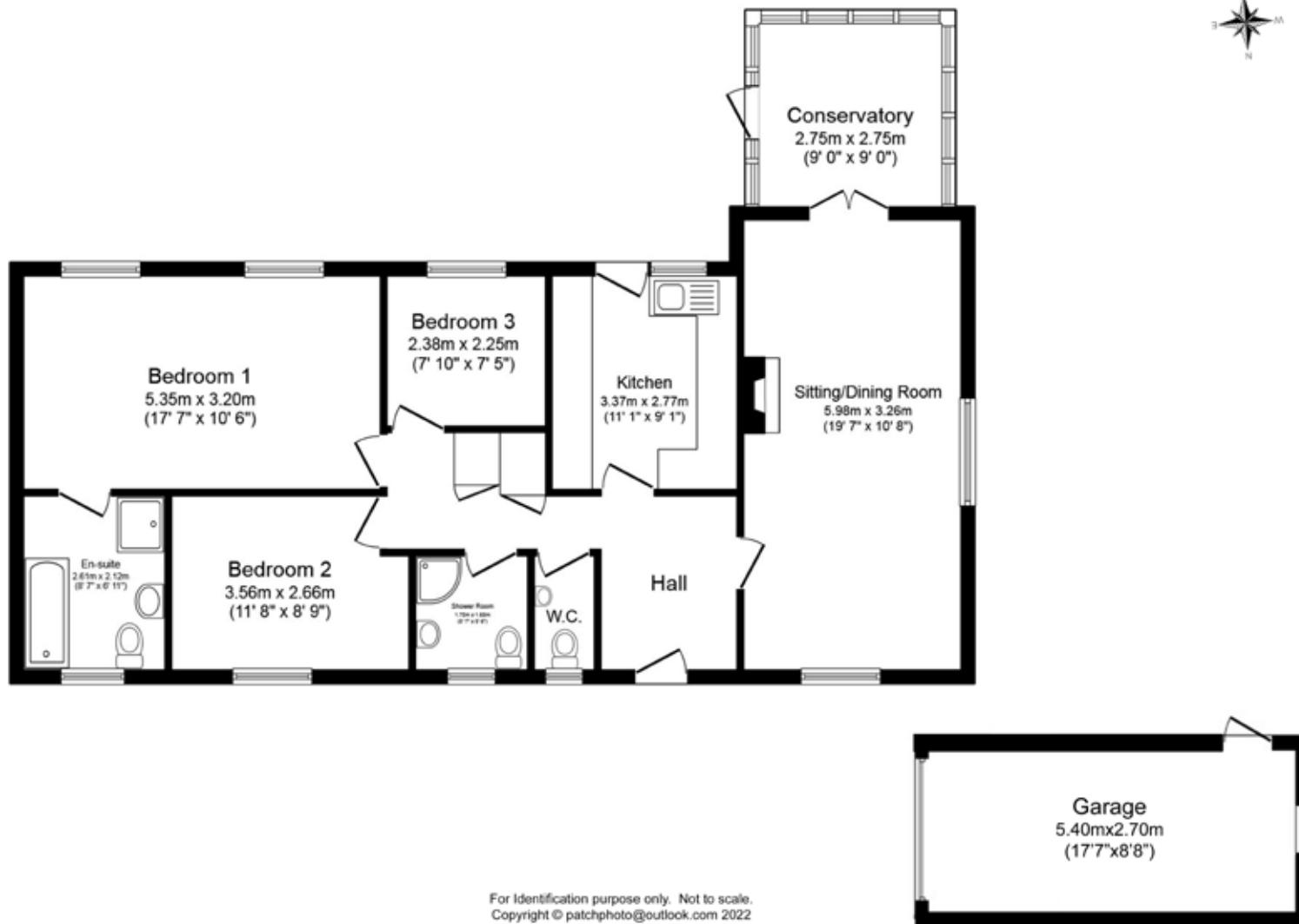
Local Authority: West Suffolk District Council: Band C

Services: Mains Water, Electricity and Drainage, OFCH.

Directions: On entering the village of Hopton take a left-hand at the village shop onto Thelnetham Road continue past the village hall and take the next left into Holme Close. Follow Holme Close and continue into Pine Tree Court - the property will be found on the left-hand side.

What 3 Words Location - "dispensed, given, pranced"

Property - DIS4312  
Approx. Internal Floor Area - 1011 Sq ft / 93.9 Sqm



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