

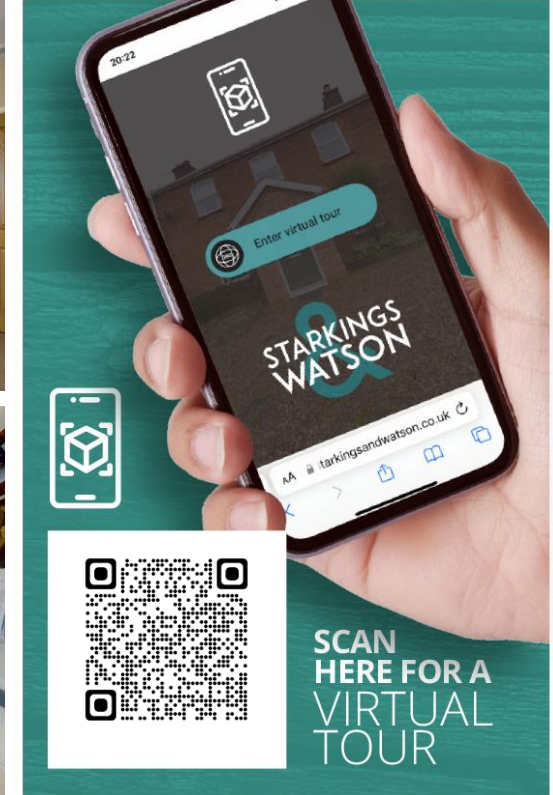
HOLME CLOSE

Hopton, Diss IP22 2QL

Freehold | Energy Efficiency Rating : E

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

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STARKINGS  
&  
WATSON

- Detached Chalet Style Home
- Cul-De-Sac Location
- Deceptively Spacious Accommodation
- Light & Bright Main Sitting Room
- Kitchen, Utility & Dining Room
- Three Double Bedrooms over Two Floors
- Generous & Private Rear Gardens
- Driveway & Garage

### IN SUMMARY

Located within a QUIET CUL-DE-SAC in the popular village of Hopton you will find this DETACHED CHALET STYLE home presented in GOOD ORDER. The property offers more than possibly first meets the eye with almost 1400 Sq, ft (stms) of ACCOMMODATION to include TWO RECEPTION ROOMS, a separate kitchen and utility/sun room as well as downstairs W.C and flexible BEDROOM/RECEPTION completing the ground floor. On the first floor you will find TWO AMPLE BEDROOMS and a FAMILY BATHROOM as well as useful storage room. Externally, the private rear garden offers plenty of space to enjoy. There is also a front garden, shingled driveway with ample parking and SINGLE GARAGE. The property is finished with uPVC DOUBLE GLAZING and OIL FIRED central heating.

### SETTING THE SCENE

Approached from the cul-de-sac onto a private shingled driveway providing off road parking for multiple vehicles leading to the attached single garage. To the front there is also a private lawned

front garden with mature planting and a paved pathway leading to the main entrance door to the side as well as secure gated access leading to the rear garden.

### THE GRAND TOUR

Entering into the spacious hallway you will find access to the first floor landing, built-in airing cupboard and ground floor W.C. From the hallway you will find the bedroom/reception located to the rear overlooking the garden - this is a flexible room currently used as a second sitting room but could easily be a lovely ground floor bedroom with adjacent W.C. The sitting room has dual aspect overlooking the front and is a lovely bright space with feature open fireplace. The kitchen beyond offers ample work surfaces and storage with space for appliances, built-in storage and LPG gas cooker. The adjacent utility/sun room can be found again with space for appliances and storage leading out to the rear garden. From the kitchen you will then find the dining room overlooking the rear garden with sliding doors opening out. On the first floor there is a spacious landing with large walk-in storage room and the family bathroom with separate bath and shower. Both bedrooms off the landing are of a good size, one is located to the rear and the other to the front and both have built-in wardrobes.



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### THE GREAT OUTDOORS

The enclosed and private rear garden offers plenty of space to enjoy and comprises generous lawned areas, mature planting and shrubs, large paved patio ideal for outside entertaining, garden shed and separate garden workshop with power, light and access to the garage from the garden also which has power and light attached. The garden runs around the side of the property to the side utility with paved pathway enclosing the oil tank to the side.

### OUT & ABOUT

Hopton is a sought after village located approximately 13 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 8 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. Local amenities within the village include village stores, dentist, primary school, hairdressers, garden centre, parish church and public house.

### FIND US

Postcode : IP22 2QL

What3Words : ///stole.sprinter.comment

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

Buyers are advised that the field to the front of the cul-de-sac has an active planning application for homes to be built.

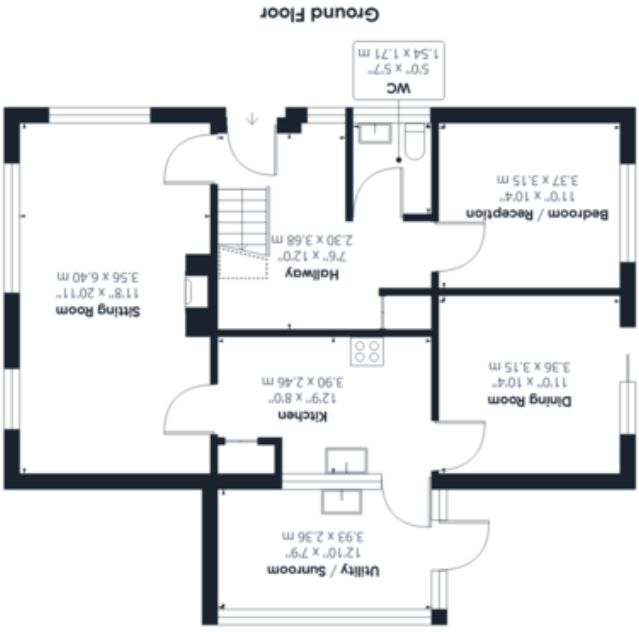
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>(1)</sup>  
1381.16 ft<sup>2</sup>  
128.31 m<sup>2</sup>

Reduced headroom  
71.78 ft<sup>2</sup>  
6.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.