



Bury Road, Hopton, Diss, IP22 2NU

Guide Price £525,000 - £550,000

Presented in a most excellent decorative order, this substantial and spacious (approx. 2,000 sq ft) has been significantly enhanced and upgraded. Occupying a large plot in the regions of 0.23 acre (sts) and benefitting from low maintenance southerly facing rear gardens.

- Much enhanced & upgraded
- 0.23 acre garden (sts)
- Approx 2,000 sq ft
- Extensive off-road parking
- Southerly facing rear gardens
- Council Tax Band E
- Freehold
- Energy Efficiency Rating C.



Property Description

Situation

Found in an individual position to the outskirts of the village, the property is set well back from the road and enjoying a pleasing situation still being within walking distance of the traditional and well served village of Hopton, found on the south Norfolk borders and within the beautiful and un-spoilt countryside near to the Suffolk Fen. The village still retains a strong and active local community and has the benefit of good amenities and facilities by way of a dentist, public house, convenience store, schooling and fine church. A further more extensive range of amenities and facilities can be found nine miles to the east within the historic market town of Diss also having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a substantial three/four bedroom detached house having been individually built in the 1980s of traditional brick and block cavity wall construction under a pitched clay tiled roof, replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators. Additionally having the benefit of 10 solar panels with a feed-in tariff generating approx. 0.60p per kW. Connected to mains drainage. In the current vendors time of occupation the property has been significantly renovated throughout and now presented in a most excellent decorative order with modern and contemporary fixtures and fittings. In essence the accommodation is in the regions of 2,000 sq ft offering versatile living space with well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road having extensive off-road parking for a number of vehicles upon a shingle driveway being accessed via a five bar gate. To either aspect of the property there is side access to the rear gardens which are of a most generous size having been landscaped with ease of maintenance in mind and now astro-turfed. There is a good range of outbuildings giving additional versatile use and storage space. Abutting the rear of the property is a large paved patio area creating excellent space for alfresco dining. The gardens are enclosed by panel fencing and enjoy a southerly aspect with a good deal of privacy/seclusion within.

The rooms are as follows:

ENTRANCE PORCH: 4' 10" x 4' 6" (1.49m x 1.38m) A good space for shoes and coats, leading through to the entrance hall with access to the reception rooms, kitchen, ground floor bedroom and w.c.

WC: 3' 6" x 9' 6" (1.08m x 2.91m) A modern suite comprising low level w.c. and hand wash basin. Heated towel rail.

RECEPTION ROOM ONE: 18' 9" x 14' 6" (5.72m x 4.42m) A bright and spacious triple aspect room with upvc double glazed sliding doors giving access to the garden room and views over the rear gardens beyond.

RECEPTION ROOM TWO: 12' 4" x 9' 2" (3.78m x 2.80m) Serving well as a formal dining room with access to the garden room.

GARDEN ROOM: 9' 8" x 20' 7" (2.95m x 6.28m) Well situated to the rear of the property, sliding doors giving access onto the paved patio area and gardens beyond. Air conditioning. Tiled flooring. Access to reception rooms one and two.

KITCHEN: 21' 9" x 8' 10" (6.64m x 2.71m) Having recently been replaced and offering an extensive range of wall and floor units, roll top work surfaces, integrated appliances with AEG induction hob,

double AEG oven with extractor above, fitted American fridge to side, water softener below the inset stainless steel sink. Breakfast bar to side.

UTILITY: 16' 11" x 6' 3" narrowing to 4' 7" (5.16m x 1.93m narrowing to 1.41m) With two replaced composite doors giving access to the front and rear aspects. A good range of storage units, work surfaces, inset stainless steel sink.

BOOT ROOM: 17' 3" x 9' 6" narrowing to 7' 10" (5.26m x 2.90m narrowing to 2.40m) Having formerly been a garage and now converted lending itself for a number of different uses. Door to rear giving access onto the rear gardens.

BEDROOM FOUR/RECEPTION ROOM THREE: 8' 11" x 12' 5" (2.73m x 3.81m) With window to the front aspect, in previous years being used as a ground floor bedroom, however lends itself for a number of different uses.

FIRST FLOOR LEVEL - LANDING:

Access to three bedrooms and bathroom. Built-in airing cupboard to side housing the replaced hot water cylinder. Access to loft space above with drop down ladder, being insulated and boarded and with window to the gable end.

BEDROOM ONE: 15' 2" x 8' 6" (4.64m x 2.61m) With window to the rear aspect giving views over the rear gardens. Built-in eaves storage to side. Having the luxury of en-suite facilities.

EN-SUITE: 8' 9" x 8' 7" (2.69m x 2.62m) With frosted window to side comprising a modern matching suite in white with panelled bath and shower over, low level w.c. bidet and hand wash basin over vanity unit.

BEDROOM TWO: 11' 11" x 12' 11" narrowing to 10' 3" (3.64m x 3.95m narrowing to 3.14m) A double aspect room found to the rear being a generous double bedroom. Fitted storage units to side.

BEDROOM THREE: 6' 5" extending to 8' 1" x 14' 7" (1.97m extending to 2.47m x 4.45m) With window to the front aspect, although the smaller of the bedrooms still being a double.

BATHROOM: 8' 8" narrowing to 5' 9" x 9' 2" (2.66m narrowing to 1.77m x 2.80m) With frosted window to comprising matching suite with panelled bath and shower over, built-in tiled shower cubicle, low level w.c. hand wash basin over vanity unit. Heated towel rail.

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: 8287



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

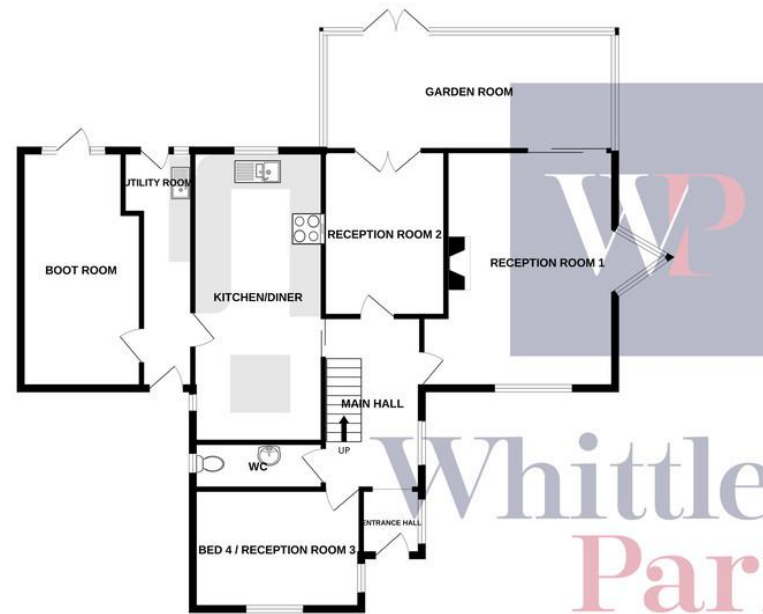
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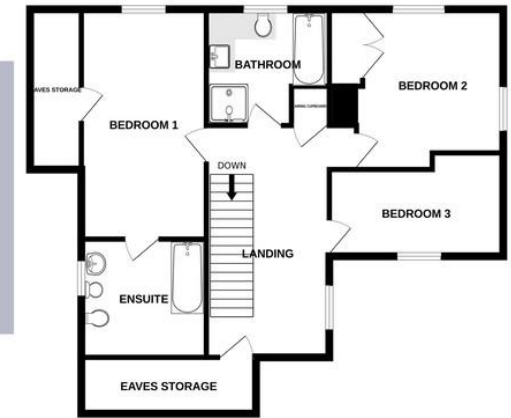
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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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