



The Green, South Lopham, Diss, IP22 2LJ

Guide Price £475,000 - £500,000

A four/five bedroom detached house with bundles of kerb appeal, spacious rooms and beautiful far reaching field views in the village of South Lopham.

- Beautiful far reaching field views
- Attractive detached home
- Utility room
- Large kitchen
- Bright and airy lounge
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Found in the heart of the village, the property enjoys a most pleasing and elevated position set back from the road in a rural yet not isolated situation and enjoying outstanding views over the unspoilt countryside to the west. The traditional village of South Lopham lies five miles to the west of Diss along the A1066 and has proved over the years to have been a popular location consisting of many period and attractive properties with the benefit of a public house and being interlinked with the village of North Lopham providing more amenities and facilities to hand. The historic market town of Diss offers an extensive and diverse range of many day to day amenities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

Pretty and striking, this four/five bedroom detached family home almost demands your attention with its attractive exterior. Internally the property has spacious and well proportioned accommodation in the region of 1800 square feet spread over two floors and is of traditional cavity brick and block construction under a pitched interlocking tile roof, the property also benefits from being partially double glazed with secondary glazing to the front facing Georgian style sash windows. This home is heated via a gas fired central heating boiler (LPG) and connected to a septic tank for drainage.

Externally

This beautiful looking home is sat at the rear of its plot and is enclosed to the front via a five bar gate. The main gardens are found to the front and side of the property, these two external spaces are divided by the driveway which provides ample off road parking with space to turn round as well. The gardens are well maintained and have an array of different plants, shrubs and trees with the right hand side being enclosed by a picket fence and mainly laid to lawn with a small pond. Externally you also have the benefit of a brick built out building which has power and light, a log store and a carport.

The rooms are as follows:

ENTRANCE HALL: Access via solid wood door to front, a pleasing and spacious hallway with large window to front aspect. Double storage cupboard to side. Stairs rising to first floor level (stair lift will be remaining). Tiled flooring.

KITCHEN: With windows to rear and side aspects, the kitchen offers a good range of wall and floor units, roll top work surfaces, inset stainless steel sink with drainer and mixer tap, tiled splashbacks, double Cuisine Master oven and five ring hob with griddle plate and extractor above, integrated dishwasher, island unit with storage under and breakfast bar, space for fridge freezers, large pantry cupboard to side.

LOUNGE: A spacious room with large windows to front aspect, feature fireplace with inset wood burning stove upon a marble hearth. Archways leading through to the dining area with window to side giving far reaching views over farmland, laminate flooring.

UTILITY: Floor units with roll edge work surface, inset sink with drainer, window to rear aspect, space for washing machine and dryer, wooden door giving external access to the courtyard area. Tiled flooring. WC to side.

WC: Frosted window to rear with low level wc and hand wash basin. Part tiled walls. Tiled flooring.

BEDROOM: Vaulted ceiling, laminate flooring, double glazed French doors and windows to front and window to side.

FIRST FLOOR LEVEL - LANDING:

Giving access to the three bedrooms and bathroom. Storage cupboard to side. Loft space above.

BEDROOM ONE: With sash windows to front having double built-in wardrobe and en-suite facilities.

EN-SUITE: Comprising low level wc, hand wash basin and large shower cubicle. Part tiled walls. Tiled flooring.

BEDROOM TWO: Sash window to front aspect being a large double bedroom.

BEDROOM THREE: With window to side aspect having beautiful far reaching views.

BEDROOM FOUR: With window to side aspect, triple built-in wardrobe.

BATHROOM: Comprising a panelled bath with shower over, low level wc, hand wash basin over vanity unit. Frosted window to rear. Part tiled walls. Tiled flooring.

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

OUR REF: 8306



Viewing Arrangements

Strictly by appointment

Contact Details

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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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1842.57 ft²

(1) Excluding balconies and terraces

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

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