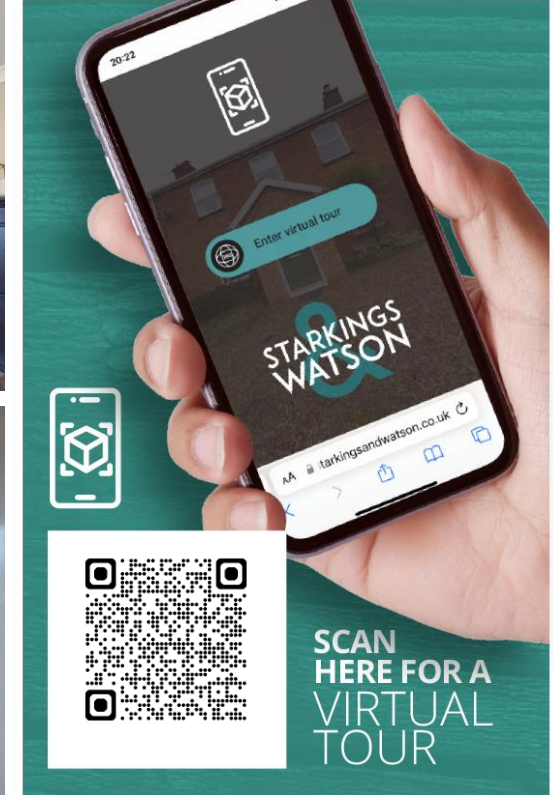


# HIGH STREET Hopton, Diss IP22 2QX

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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- Ready to Move-in!
- Detached Family Home
- Central Village Location
- Southerly Facing Gardens
- Three Generous Receptions
- Three Ample Bedrooms
- Presented In Good Order
- Plenty Of Driveway Parking

### IN SUMMARY

Located within the HEART of the VILLAGE OF HOPTON with a large array of LOCAL AMENITIES on offer, you will find this HANDSOME DETACHED FAMILY HOME with charm and character in abundance. The property itself offers a central hallway, dual aspect SITTING ROOM with OPEN FIREPLACE, well fitted kitchen, separate DINING ROOM, as well as an extended FAMILY ROOM allowing for THREE RECEPTION SPACES. In addition there is a cloakroom on the ground floor. On the first floor leading from the spacious landing there are THREE AMPLE BEDROOMS and a FAMILY BATHROOM. Externally, the SOUTHERLY FACING REAR GARDENS are landscaped and private with the benefit of AMPLE DRIVEWAY PARKING to the front. The property has a wonderfully bright and airy feel to it and benefits from oil fired central heating and double glazing.

### SETTING THE SCENE

The property is approached via a generous shingled driveway providing ample off road parking to the front, which in turn leads to the main door located to

the side. Within the front garden you will also find a low level brick wall, mature shrubs, planting and hedging, and a white picket fence with gate leading to the main entrance door.

### THE GRAND TOUR

Entering the property from the side entrance you will find a welcoming entrance hallway with staircase leading to the first floor. There is cupboard storage and a cloakroom in addition. The main sitting room can be found to the right overlooking the front with a central open fireplace, wood flooring and a dual aspect with timber shutters to windows. The kitchen can be found to the rear with ample cupboard storage, rolled edge work-surfaces, space for all the white goods and an integrated electric eye level oven with electric hob and extractor fan. You will also find side access leading out. The dining room adjacent offers a pleasant room overlooking the rear garden with doors opening out. Beyond the dining room is the family room with dual aspect, formally the garage this space has been cleverly converted increasing the floor-space considerably. Leading up to the first floor, you will find a central landing space with light flooding through as well as built-in storage. To the front there are two similarly sized bedrooms, there is a large family bathroom with separate bath and shower and the spacious main bedroom to the rear overlooking the rear garden.

### THE GREAT OUTDOORS

To the front there is a large shingle driveway offering multiple parking spaces, an array of beautifully



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presented flowers and shrubs and access into the garden. The rear garden has been landscaped to create a relaxing space which is predominantly south facing. Offering a patio area for alfresco dining, an area laid to shingle, lawns with planted borders and mature trees. The garden is fully enclosed by wood panelled fencing and also offers a footpath leading to the back of the garden.

#### OUT AND ABOUT

The property can be found right in the heart of Hopton, 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. The village is blessed with an array of local amenities to include village stores, dentist, primary school, hairdressers, garden centre, café, parish church and public house.

#### FIND US

Postcode : IP22 2QL

What3Words : ///treat.debut.workshop

#### VIRTUAL TOUR

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

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

1214.83 ft<sup>2</sup>

112.86 m<sup>2</sup>

