



# THE LILACS

LOW COMMON, SOUTH LOPHAM, DISS, IP22 2JR

£450,000



An exceptional 3 bedroom home located in the rural village of South Lopham.

**The Lilacs is an extraordinary home in an even more extraordinary location. Having been meticulously renovated and updated throughout, the property offers high standard of living. The downstairs consists of sitting room with wood burner, large kitchen diner with breakfast bar, utility room, snug, also complete with wood burner, and a bathroom. There are 3 double bedrooms upstairs and family bathroom. Outside you have a generous enclosed rear garden with captivating countryside views, complete with a couple of outbuildings. There is ample private off road parking at the front of the property with an additional garden.**

**VIEWING**

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

**SERVICES**

Oil fired central heating. Drainage via septic tank. Mains water. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

**EPC**

TBC

**LOCAL AUTHORITY**

Council Tax Band – D  
Breckland District Council

**BUILDING CONSULTANCY**

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

**LOCATION**

South Lopham is a popular rural village with primary school and pub close by. Diss, just 7 miles/15 minutes' drive away, offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.



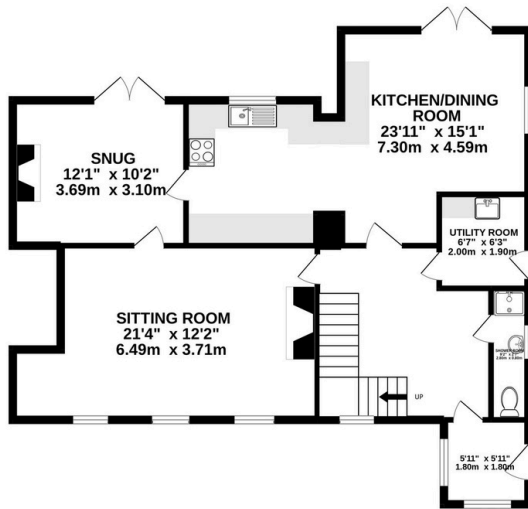

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 3
  2
  2
 
 Off Road
  5.5 miles
  EPC

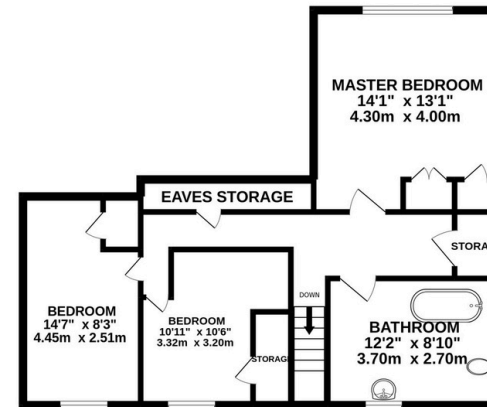


## FLOOR PLAN

GROUND FLOOR  
1084 sq.ft. (100.7 sq.m.) approx.



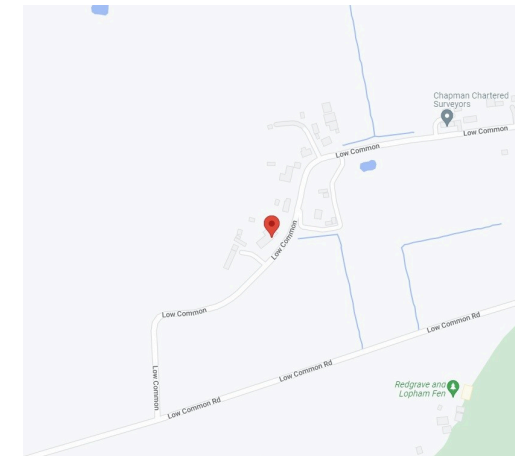
1ST FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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