



CHURCH COTTAGE

CHURCH ROAD, NORTH LOPHAM, IP22 2LP



A charming and spacious semi-detached cottage set in delightful established cottage gardens.

The property offers huge potential to be a very special home. As well as the principal sitting room and spacious kitchen / dining room, there is a reception room to the rear that could be used as a ground floor bedroom or office if required. There is also a pantry / storage room, and a bathroom with shower and bath. On the first floor, there are four bedrooms, some with period features, and a second bathroom with shower. To the rear of the property are outhouses that can be used for a variety of purposes. One has previously been used as a pottery studio. To the side of the house is an area of off-road parking and the garden is a superb feature: a true cottage garden containing a plethora of established shrubs, flowers and trees, creating a wonderful private backdrop for the house. Having been tastefully renovated to retain original character aspects alongside all modern necessities, the house is a unique property with many possibilities awaiting the new owner.

LOCATION

North Lopham is a hugely popular, but quiet location, with its own well-regarded Primary School and Public House. Nearby Diss 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.

SERVICES

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

LOCAL AUTHORITY

District Council
Council Tax Band C

VIEWINGS

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





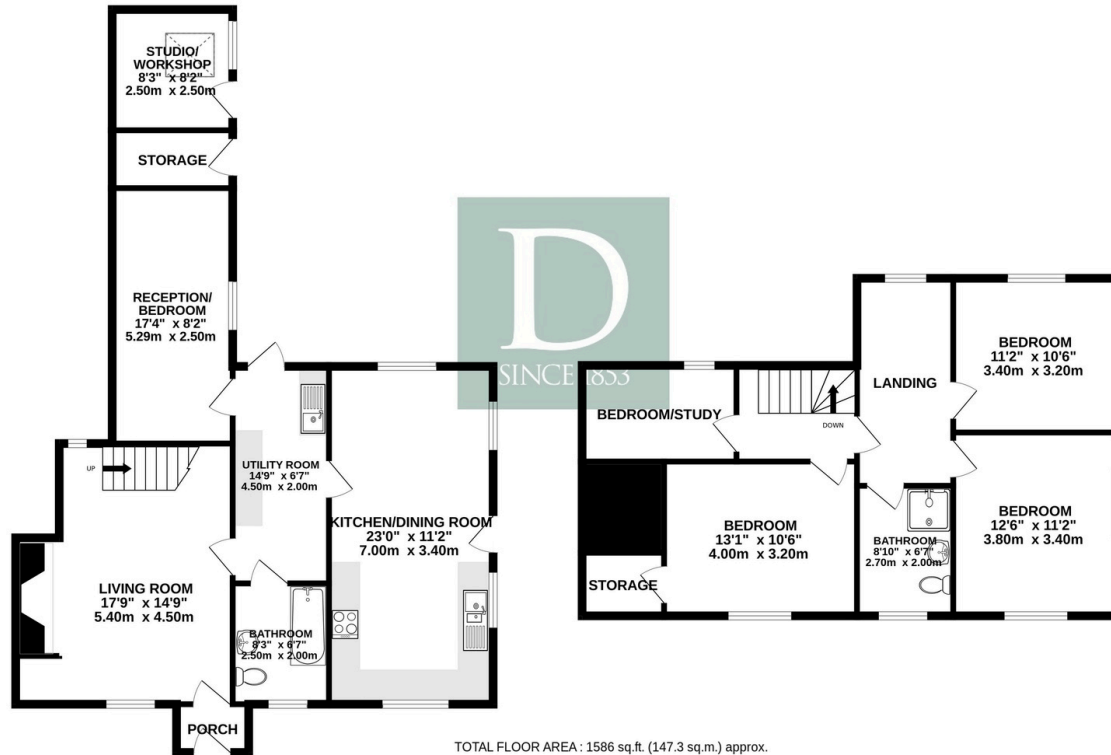




FLOOR PLAN

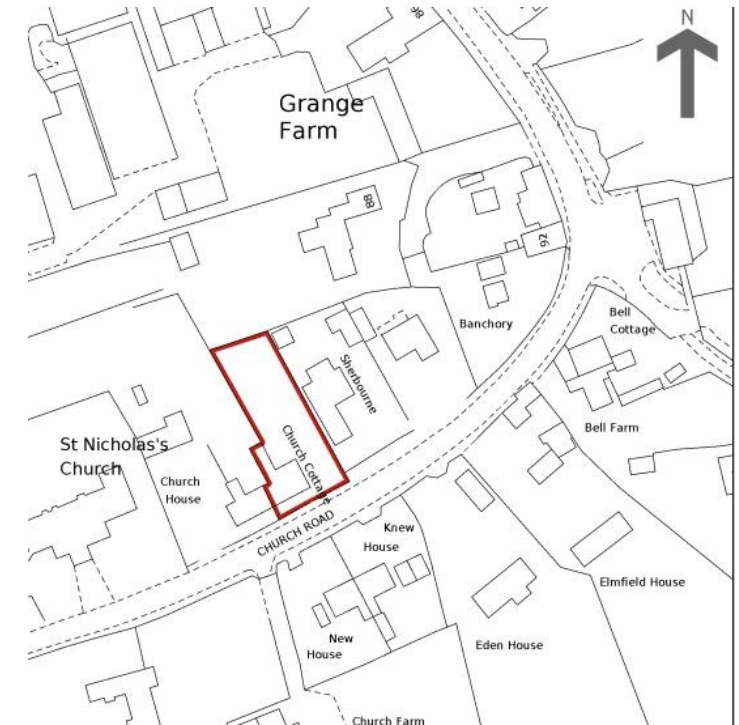
GROUND FLOOR
891 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
695 sq.ft. (64.6 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



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

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