



**Lazy Acre**  
**Hopton, Suffolk**

**DAVID  
BURR**



# Lazy Acre, Fen Street, Hopton, IP22 2RF

Hopton is a small thriving village on the Suffolk/Norfolk border well served with local amenities including a village pub, village store, primary school, places of worship, hairdressers, fish and chip takeaway and independent café together with a mobile post office. The village hall is host to a number of activities and clubs including bowls, baby/toddler group, art group, bell ringers and several youth groups to name a few. Diss is located approximately 9 miles away offers a range of independent and national shops together with a direct train line to London Liverpool Street. The attractive market town of Bury St Edmunds is approximately 15 miles away offers a wider variety of independent shopping and schooling as well as the West Suffolk hospital. The cathedral city of Norwich is within daily commuting range, whilst Thetford Forest provides a range of recreational opportunities.

Lazy Acre is a charming detached chalet-style family home located on a peaceful village lane, backing onto serene woodland. The property offers spacious and versatile accommodation, including three bedrooms, two bath/shower rooms, and three reception rooms. Additionally, there is a detached double garage/workshop with a room above and a delightful garden that extends to approximately half an acre, complete with a generous driveway providing ample off-road parking. NO ONWARD CHAIN.

## An excellent detached chalet style home requiring some updating in generous grounds approaching 0.5 acres and no onward chain.

**ENTRANCE HALL:** The front door opens to the entrance hall, which provides access to the sitting room on one side and the spacious lounge/diner on the other.

**SITTING ROOM:** This room opens to an inner hallway, giving access to the stairs, the bathroom, and the kitchen.

**KITCHEN:** Fitted with a comprehensive range of modern wall and base units, providing ample storage and worktop space. A door from the kitchen leads to the rear garden.

**LOUNGE/DINER:** A delightful, bright, and airy triple-aspect room with large windows to the front and side aspects and glazed patio doors to the rear. This room is ideal for both relaxing and entertaining.

**GROUND FLOOR SHOWER ROOM:** Equipped with a shower cubicle, WC, and wash basin, providing convenience and accessibility.

**GROUND FLOOR BEDROOM 3:** Offers flexible accommodation options, suitable for use as a guest room, study or additional living space.

### First Floor

**LANDING:** Featuring a window to the front, the landing provides access to the two double bedrooms.

**BEDROOM 1 AND BEDROOM 2:** Both bedrooms have dormer windows to the front and additional side windows, allowing plenty of natural light and offering pleasant views.

### Outside

**FRONT GARDEN:** The property sits in an elevated position with a long driveway providing ample parking. The front garden is lawned and surrounded by mature hedging ensuring privacy.

**SIDE ACCESS:** There is gated access to the side of the property, leading to additional off-road parking and the **DETACHED DOUBLE GARAGE.**

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**DOUBLE GARAGE/WORKSHOP:** This substantial building includes a workshop area and a room above, providing excellent storage or potential for conversion to additional accommodation, subject to planning permissions.

**REAR GARDEN:** The lawned rear garden extends to a woodland area filled with delightful mature specimen trees, creating a tranquil and picturesque setting.

## Summary

Lazy Acre is a versatile and spacious family home in a picturesque and peaceful village setting. While the property would benefit from some cosmetic updating, it offers excellent potential for further improvement. With its extensive gardens, ample parking, and flexible accommodation, this property provides an ideal blend of rural charm and modern convenience, making it perfect for families seeking a tranquil lifestyle close to nature.

**LOCAL AUTHORITY:** West Suffolk Council. Band C

**EPC RATING:** E

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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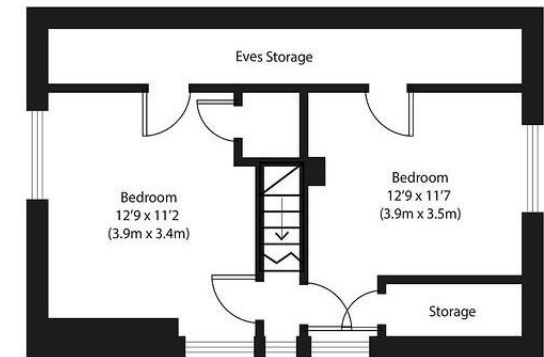
Approximate Gross Internal Area  
 Main House 1245 sq ft (116 sq m)  
 Outbuildings 680 sq ft (63 sq m)  
 Total 1925 sq ft (179 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Ground Floor

Ground Floor



First Floor

