

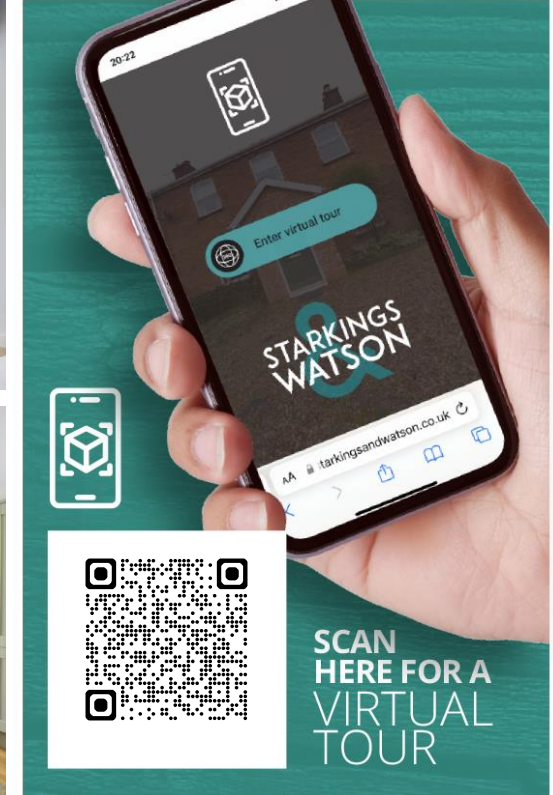
ALIA WAY

# North Lopham, Diss IP22 2FH

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01379 450950

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi -Detached Family Home
- Hall Entrance with W.C
- Open Plan Kitchen/Dining/Sitting Room
- Bi-folding Doors to Rear
- Three Bedrooms
- Family Bathroom & En Suite
- Enclosed Rear Garden
- Off Road Parking & Carport

#### IN SUMMARY

This SEMI-DETACHED HOME is presented in EXCELLENT CONDITION, built by Providex who constructs bespoke properties to a high specification in Suffolk and South Norfolk. The house is located within a quiet position and features DRIVEWAY PARKING for multiple vehicles to the side, TIMBER CAR PORT as well as wonderful PRIVATE LOW MAINTENANCE rear gardens. Internally there is a spacious entrance hall with W.C, a BRIGHT and WELCOMING open plan kitchen/dining/sitting room to the rear - opening onto the garden via bi-folding doors. On the first floor you will find THREE AMPLE BEDROOMS, a family bathroom as well as EN-SUITE shower room. The house benefits from electric AIR SOURCE HEATING and uPVC double glazing.

#### SETTING THE SCENE

To the front you will find a small front garden with laid to lawn border ideal for plants and shrubs along with a driveway to side offering off road parking for two/three vehicles with outside lighting and gated access to rear garden. This in turn leads to the timber

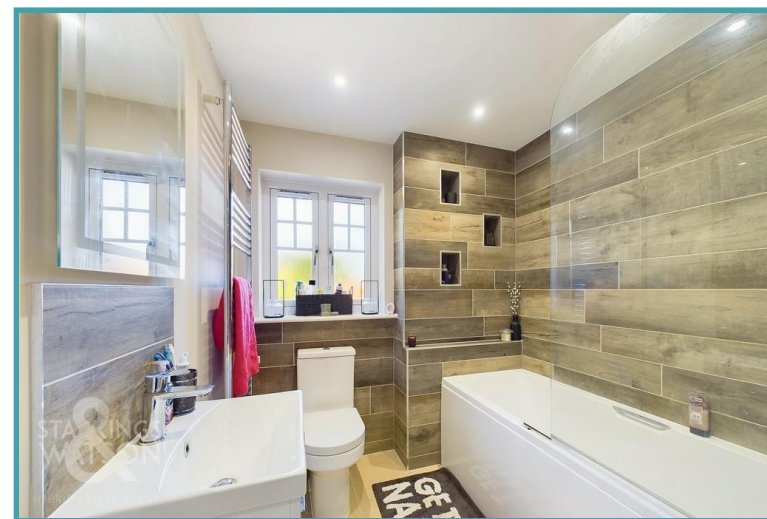
built carport that has power and lighting.

#### THE GRAND TOUR

Entering the home via the main entrance door to the front there is a very welcoming hallway with a w/c. To the right of the hallway is the open plan kitchen/dining/sitting room which has oak effect karndean flooring flowing underfoot, stairs leading to the first floor along with a great storage cupboard also dual aspect with bi-folding doors leading out onto the rear garden. The kitchen area features a modern fitted kitchen with a range of fitted base and wall units and Granite worktops over as well as double electric oven, electric hob, dishwasher and integrated fridge/freezer and washing machine. Heading up to the first floor landing you will find a built in storage cupboard as well as access to all bedrooms. To the rear is the main double bedroom with fitted wardrobes and an en-suite shower room. To the side and front of the house there are two further bedrooms as well as the family bathroom with a bath and shower head over and porcelain tiled splash backs.

#### THE GREAT OUTDOORS

The private rear garden is very well presented being low maintenance with laid to lawn as well as an array of shrubs, ornamental trees and plants. There is a paved patio seating area ideal for outside dining and entertaining as well as outside lighting, outside tap, wooden fencing enclosing the garden and gated side access to the driveway as well as rear access to the timber built carport.



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Diss Office on **01379 450950**



## OUT & ABOUT

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 distant.

## FIND US

Postcode : IP22 2FH

What3Words : /// conquests.hometown.curbed

## 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  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 846.9 ft<sup>2</sup>  
 78.68 m<sup>2</sup>