



Alia Way, North Lopham - IP22 2FH

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Alia Way

North Lopham, Diss

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Newly Built Semi-Detached Family Home
- Air Source Heating and UPVC Double Glazing
- Hall Entrance with W.C
- Open Plan Kitchen/Dining/Sitting Room
- Bi-folding Doors to Rear
- Family Bathroom & En Suite
- Enclosed Rear Garden
- Off Road Parking & Carport



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.

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.

FIND US

Postcode : IP22 2FH

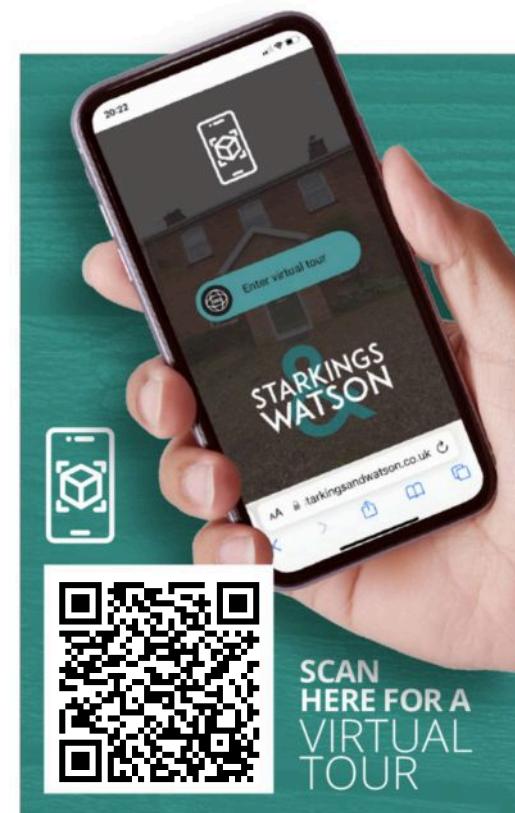
What3Words : /// conquests.hometown.curbed

VIRTUAL TOUR

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

AGENTS NOTE

The heating is provided via Air Source Heat Pump with mains electricity and water connected.







THE GREAT OUTDOORS

The private rear garden is very well presented being low maintenance with laid to lawn as well as a 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.



Approximate total area⁽¹⁾

846.9 ft²

78.68 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.