



The Street, North Lopham, Diss

Guide Price £500,000 Freehold

Energy Efficiency Rating : 46

- ✓ No Chain!
- ✓ Detached Character Home
- ✓ Approx 0.4 Acres (stms)
- ✓ Inglenook Fireplace with Burner
- ✓ Exposed Brickwork & Timber Beams
- ✓ Three/Four Bedrooms
- ✓ Landscaped Gardens
- ✓ Garage, Carport & Barn Building



To arrange an accompanied viewing please call our Centralised Hub on 01603 336116



DETACHED COTTAGE set on a DELIGHTFUL PLOT in the HISTORIC VILLAGE of NORTH LOPHAM, spanning approximately 0.4 ACRES (stms) of grounds, whilst being home to a range of OUTBUILDINGS including a BARN/STORAGE BUILDING to front that could be converted for a MULTITUDE OF OTHER USES (stp), CART SHED, carport AND GARAGE! The property boasts CHARACTERFUL ACCOMMODATION set over two floors with a SITTING ROOM centred around the INGLENOOK FIREPLACE with MULTI-FUEL BURNER, snug/fourth bedroom, OPEN PLAN KITCHEN DINING ROOM with ISLAND, lobby, GARDEN ROOM and a SHOWER ROOM. The first floor has THREE DOUBLE BEDROOMS, a study and the FAMILY BATHROOM. With gardens to FRONT, SIDE and REAR that have been maintained by the current vendor it is a fantastic ENTERTAINING LOCATION for friends and family.

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 distant.

DIRECTIONS

You may wish to use your Sat-Nav (IP22 2LT), but to help you...Leaving Diss on the A1066, head through the village of Royden and past the Bressingham Seam & Gardens Museum. Follow until you reach a pub on the right hand side called "The White Horse" turn right where signposted N. Lopham. Follow this road as it bends left and right and into North Lopham itself. The property can then be found on the right hand side.

The property is set back from the road with a hard standing driveway and pathway providing access to the main property. There is an adjacent lawned garden with a tree and high level hedging. Access is also provided to the side of the property into the rear garden and to the barn building at front.

Entrance door to:

ENTRANCE HALL

Oak wood flooring, telephone point, oak wood stairs to the first floor landing, exposed brickwork and timber beams, smooth ceiling, doors to:



SITTING ROOM

22' 5" x 15' 4" (6.83m x 4.67m) This delightful room is centred around the exposed brick built inglenook fireplace which houses a multi fuel burner and space to either side for log storage, beyond the fireplace there is an area which would be perfect for use as a reading area as it is flooded with natural light via double glazed windows to both front and rear. Fitted carpet, radiator x2, a further double glazed window to front, exposed brickwork and timber beams, smooth ceiling.

SNUG

16' x 15' 9" (4.88m x 4.8m) Double glazed windows to front x2, window to rear.

KITCHEN/BREAKFAST ROOM

19' 8" x 17' 6" (5.99m x 5.33m) The heart of the home! Centred around an island the room comprises a fitted range of wall and base level units with complementary granite rolled edge work surfaces with matching up-stands, inset one and a half bowl sink and drainer unit with mixer tap, inset electric hob with extractor fan above, built-in eye level double oven, tiled flooring, double glazed windows to side x2 and also the rear, space for fridge freezer, exposed brickwork and timber beams, smooth ceiling, door to:

LOBBY

Double glazed window to side, door to rear, floor standing oil fired central heating boiler, door to:

SHOWER ROOM

Low level W.C, pedestal hand wash basin, shower cubicle, obscure double glazed window to rear.

GARDEN ROOM

12' 6" x 9' (3.81m x 2.74m) Tiled flooring, radiator, uPVC double glazed windows to side and rear, smooth vaulted ceiling.

OAK WOOD STAIRS TO FIRST FLOOR LANDING

Fitted carpet, exposed brickwork and timber beams, double glazed window to front, opening to inner landing, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

16' x 15' 9" Max. Some Restricted Height. (4.88m x 4.8m) Fitted carpet, radiator, exposed timber beams, double glazed window to front and velux window to rear, smooth ceiling.

DOUBLE BEDROOM

14' 9" x 13' 1" Max. Some Restricted Height. (4.5m x 3.99m) Fitted carpet, radiator, double glazed window to front, smooth ceiling.

INNER LANDING

Fitted carpet, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, his and hers hand wash basins, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs and flooring, chrome heated towel rail, velux window to side.

DOUBLE BEDROOM

16' 1" x 9' 11" Max. Some Restricted Height. (4.9m x 3.02m) Fitted carpet, double glazed window to front and velux windows to side and rear.







STUDY

8' 6" x 8' 5" (2.59m x 2.57m) Velux window to side.

OUTSIDE REAR

Leaving via the garden room uPVC French doors, a patio area extends from the property providing an area for entertaining and Al fresco dining. This in turn opens up to a lawned garden with adjacent shingle driveway which runs from the front to the garage and carport. Beyond those outbuildings there is a further lawned garden with timber panelled fencing to one side and high level hedging to the other.

CART SHED

17' 8" x 17' 8" (5.38m x 5.38m) Window to rear, storage space above, power and lighting.

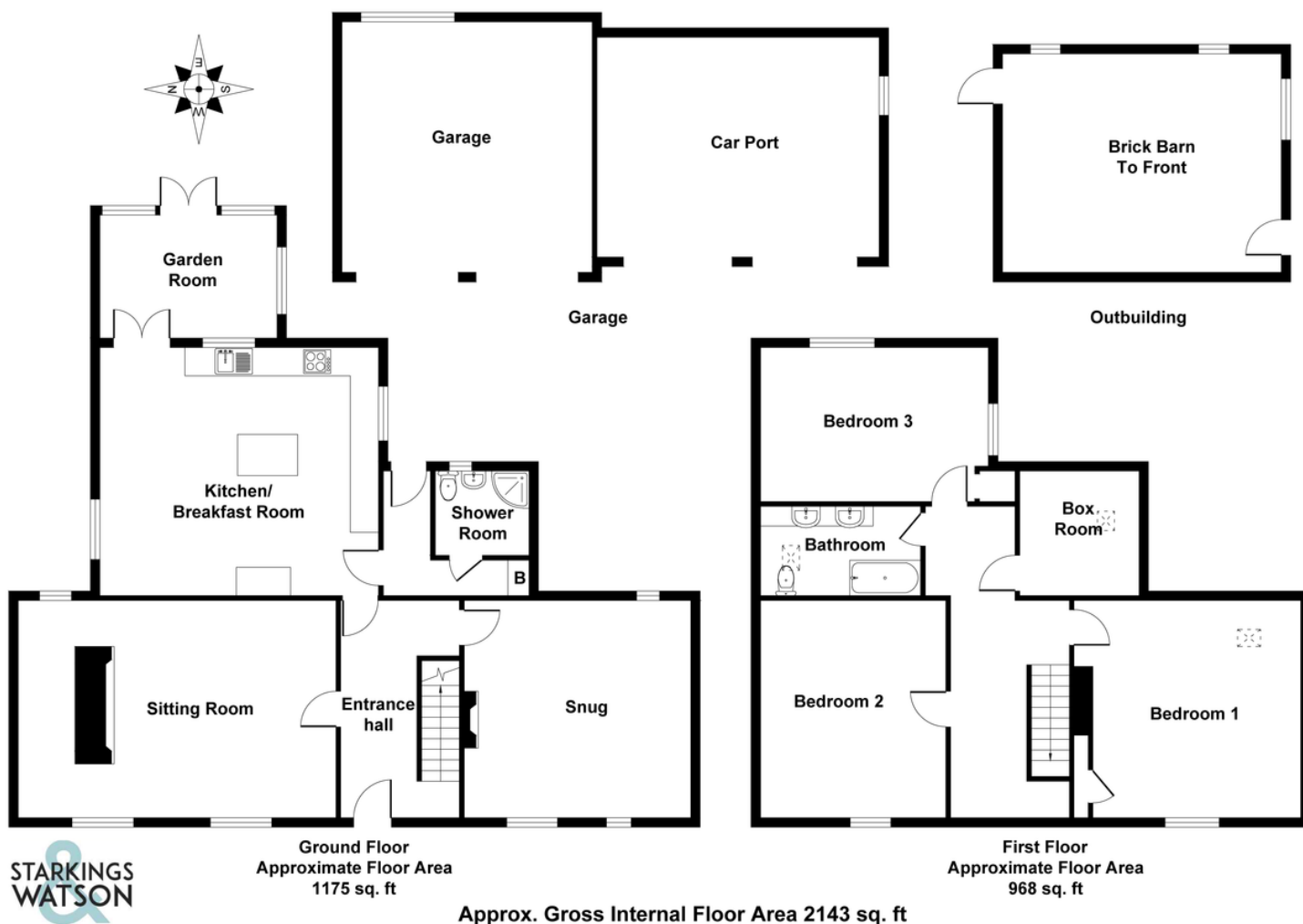
CAR PORT AND GARAGE

19' 11" x 15' 7" (6.07m x 4.75m) Double doors to front, power and lighting.

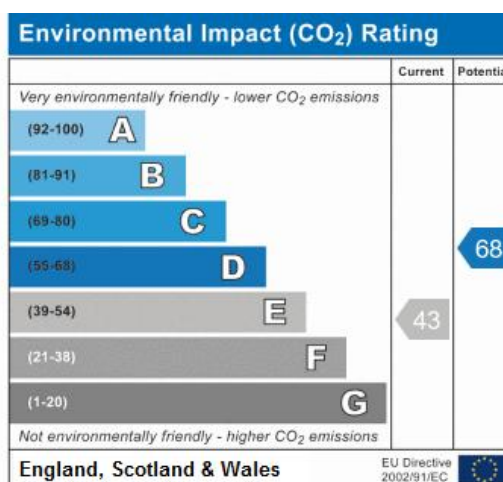
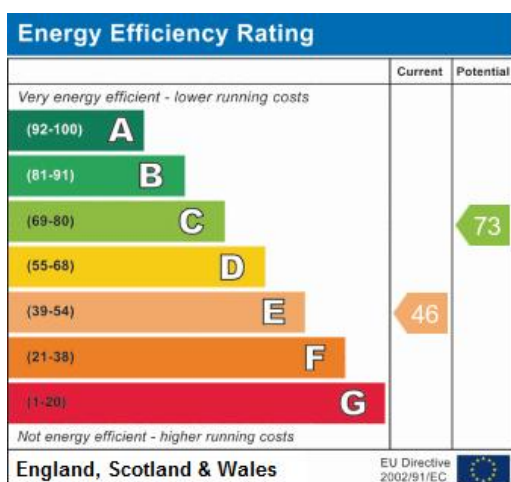
BRICK BARN TO FRONT

19' 8" x 15' 5" (5.99m x 4.7m) This characterful building could be used for storage or be converted to a small studio/holiday cottage (stp).





Agents Note: 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.



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