



Thetford Road, South Lopham, Diss, IP22 2HW

Guide Price £495,000

HAVING BEEN THE SUBJECT OF A SIGNIFICANT REFURBISHMENT PROGRAMME, THIS ENHANCED AND UPGRADED FOUR BEDROOM DETACHED HOUSE IS PRESENTED IN AN IMMACULATE DECORATIVE ORDER, BOASTING OVER 2,000 SQ FT OF VERSATILE ACCOMMODATION. SET UPON AN INDIVIDUAL PLOT OF 0.33 ACRE ENJOYING OUTSTANDING RURAL VIEWS. NO ONWARD CHAIN.

- Over 2,000 sq ft
- Double garage
- Far reaching rural views
- Freehold
- 2 en-suites
- Studio/workshop/office
- Council Tax Band D
- Energy Efficiency Rating D.



Property Description

Situation

Enjoying an individual position, the property is set back from the road upon a spacious plot backing onto unspoilt rural countryside with views to the south over the Waveney Valley. Located towards the outskirts of the village of South Lopham being a semi-rural but not yet isolated situation. The traditional village of South Lopham lies 5 miles to the west of Diss along the A1066 and has proved over the years to be a popular location consisting of many period and attractive properties with the benefit of a local public house and being interlinked with North Lopham providing more amenities to hand. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises an individually built four bedroom detached house having been constructed in the 1970s of traditional brick and block cavity wall construction with part rendered and black weather boarding elevations under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators. In more recent times the property has been significantly upgraded and enhanced by the current vendors, presented in a most excellent decorative order throughout and offering spacious accommodation in the regions of 2,000 sq ft. Particular notice is drawn to the four bedrooms at first floor level all being large double bedrooms with two having the luxury of en-suite facilities.

Externally

The property has the benefit of extensive off-road parking to the front upon a shingle driveway for a number of cars, adjacent to the house is a double garage (18' 4" x 15' 10" (5.61m x 4.84m) with two electric roller doors to front, power/light connected, personnel door to rear). The main gardens are of a generous size being predominantly laid to lawn being well established and well stocked enjoying a southerly aspect. A raised decking area abuts the rear of the property creating an excellent space for alfresco dining leading to a potting shed (7' 10" x 4' 7" (2.41m x 1.41m) power/light connected) and beyond workshop/summer house/office (19' 2" x 11' 4" (5.85m x 3.46m) with power/light connected, insulated and giving versatile use).

The rooms are as follows:

ENTRANCE PORCH: 6' 3" x 6' 10" (1.91m x 2.10m) A pleasing first impression, secondary door leading through to the reception hall.

RECEPTION HALL: 24' 7" x 5' 9" (7.50m x 1.76m) With replaced internal doors giving access to the two reception rooms, replaced staircase rising to first floor level and under stairs storage cupboard.

RECEPTION ROOM ONE: 24' 10" x 17' 4" (7.57m x 5.30m) A bright and spacious double aspect room with window to front and bi-folding doors to rear giving views and access onto the rear gardens and raised decking area. In essence two rooms in one. French doors leading back to the reception hall.

RECEPTION ROOM TWO: 11' 2" x 17' 3" (3.41m x 5.28m) With window to the front aspect and opening through to the kitchen. Tiled flooring.

KITCHEN/BREAKFAST ROOM: 11' 10" x 13' 11" (3.63m x 4.25m) With window and upvc door to rear giving external

access. The replaced kitchen offers an extensive range of wall and floor units, floating island and space for integrated appliances.

WC: 4' 8" x 3' 4" (1.44m x 1.04m) With frosted window to side comprising a replaced low level wc and hand wash basin in white.

FIRST FLOOR LEVEL - LANDING: 12' 3" x 12' 10" (3.75m x 3.93m) maximum measurements. With window to rear giving outstanding elevated views over the gardens and rural fields beyond. Replaced oak internal doors giving access to the four bedrooms and family bathroom. Access to loft space above being reinsulated and part boarded.

BEDROOM ONE: 16' 10" x 14' 3" (5.14m x 4.36m) An oversized master bedroom having the luxury of en-suite facilities.

EN-SUITE: 6' 3" x 5' 8" (1.91m x 1.73m) With frosted window to side comprising of a replaced suite with tiled shower cubicle, low level wc, hand wash basin over vanity unit and heated towel rail.

BEDROOM TWO: 9' 10" x 13' 6" (3.02m x 4.13m) A large double bedroom found to the rear aspect of the property enjoying far reaching views to the south. En-suite to side.

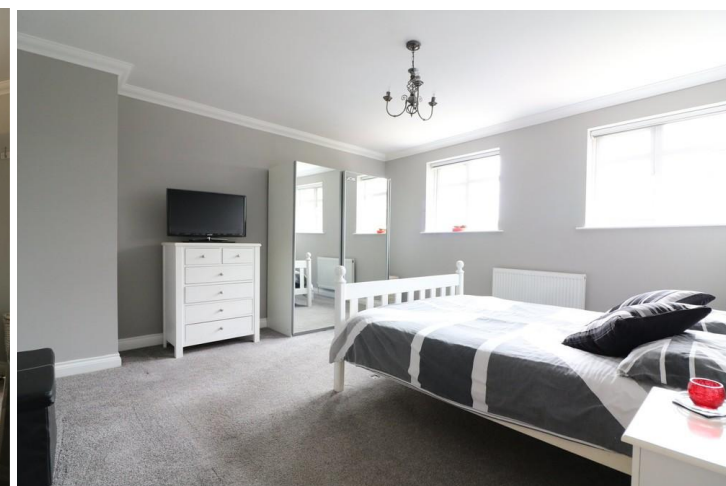
EN-SUITE: 6' 6" x 3' 2" (2.00m x 0.99m) A replaced suite with tiled shower cubicle. low level wc and hand wash basin over vanity unit.

BEDROOM THREE: 14' 5" x 13' 10" (4.41m x 4.24m) With window to the front aspect and being the second largest double bedroom.

BEDROOM FOUR: 11' 6" x 12' 4" (3.52m x 3.77m) With window to front and although being the smaller of the four bedrooms still a large double bedroom.

BATHROOM: 6' 7" x 8' 5" (2.02m x 2.59m) With frosted window to rear being a replaced matching suite in white with double bath, tiled shower cubicle, hand wash basin over vanity unit, low level wc and heated towel rail.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808. **OUR REF:** 7688



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

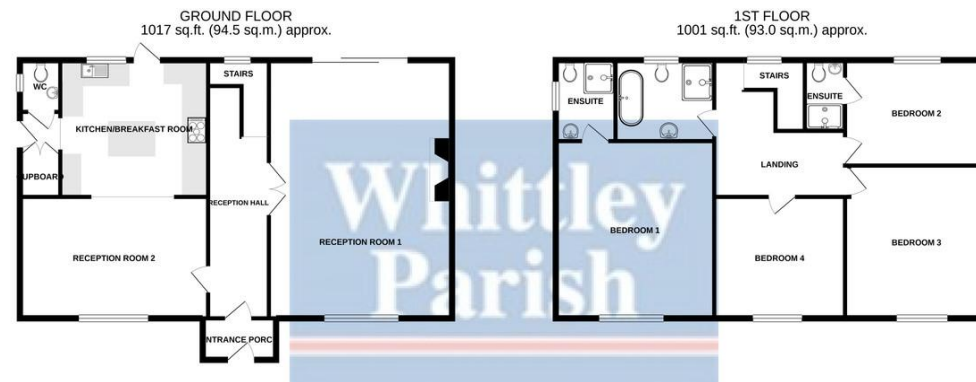
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 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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