



## Low Common Road, South Lopham, Diss, IP22 2JP

**Offers In Excess Of £575,000**

This three-bedroom detached chalet-style home offers generously sized accommodation throughout and boasts a truly enviable location on the edge of the beautiful Redgrave & Lopham Fen.

- Quintessential countryside location
- Spacious lounge with log burner
- Conservatory
- Freehold
- Large kitchen diner
- Study area
- Council Tax Band D
- Energy Efficiency Rating E





## Property Description

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### Situation

Nestled in the picturesque village of South Lopham, Norfolk. Situated on the serene and idyllic Low Common Road which almost acts a perimeter for the Redgrave & Lopham Fen. This fen is the largest valley fen in England and one of the most important wetlands in Europe and is essentially right on your doorstep, countryside living at its finest.. While South Lopham is nestled in the rural countryside, it benefits from relatively good transport links. The A1066 road runs nearby, providing access to neighbouring towns and connecting to larger roads that lead to places like Diss and Thetford.

### Description

This spacious three bedroom detached chalet style home offers modern living and comfort, the accommodation is spread over two floors and has space in the region of 1900 square feet (excluding the double garage). Being of steel frame construction, the property further benefits from having sealed unit UPVC windows whilst being heated via an oil fired boiler. The property is bright and airy throughout with plenty of natural light entering through the large windows filling the spacious rooms.

### Externally

The property is found in an enviable plot with an in and out driveway and large double garage to the front, the double garage is the size of a bungalow in it's own right and subject to planning could be a great opportunity to convert into an annex. The rear of the property features a charming garden with a lush lawn, surrounded by bushes and shrubs for added privacy. A spacious block-paved terrace offers a perfect setting for al fresco dining, while providing picturesque views of the garden and the stunning countryside beyond. This outdoor oasis creates an enchanting space to relax, entertain, and enjoy the beauty of nature throughout the seasons.

The rooms are as follows:

**ENTRANCE HALL:** Entry via wooden door to front, windows to side aspects, stairs rising to first floor level.

**LOUNGE:** 12' 7" x 22' 1" (3.84m x 6.73m) With large window to front aspect and French doors providing access to the conservatory, feature fireplace to side with inset wood burning stove upon a marble hearth.

**CONSERVATORY:** 11' 11" x 12' 10" (3.63m x 3.91m) Found to the rear of the property with views and access to the gardens via French doors. Vinyl flooring.

**CLOAKROOM/WC:** 4' 3" x 5' 5" (1.31m x 1.65m) With frosted window to rear comprising low level wc and hand wash basin over vanity unit. Part tiled walls.

**STUDY:** 13' 1" x 9' 8" (3.99m x 2.95m) Having views over the rear via large window, doors leading through to the dining room.

**DINING ROOM:** 10' 11" x 11' 11" (3.33m x 3.63m) With window to front aspect

**KITCHEN/DINER:** 14' 6" x 27' 10" (4.42m x 8.48m) With windows to front and side aspects, the kitchen offers a good range of wall and floor units, roll top work surfaces, integral fridge, inset Butler sink with mixer tap, island unit with space for rangemaster cooker. Tiled flooring. The dining area has windows to front and side being a generous space for dining table and chairs.

**UTILITY:** 9' 8" x 9' 10" (2.95m x 3.00m) With window to side aspect, wall and floor units, work surfaces, inset stainless steel sink with drainer and mixer tap, water softener under sink. Space for washing machine, tumble dryer, freestanding fridge freezer. Oil fired boiler to side. Tiled flooring.

**BOOT ROOM:** 5' 5" x 5' 10" (1.65m x 1.78m) Double glazed door giving access to the garden.

**FIRST FLOOR LEVEL - LANDING:** Skylight window to front aspect, giving access to the three bedrooms and shower room. Built-in airing cupboard and further storage cupboard. Access to loft space above.

**MASTER BEDROOM:** 13' 5" x 10' 1" (4.09m x 3.07m) With window to front aspect and having a good range of fitted wardrobes.

**BEDROOM TWO:** 11' 1" x 10' 1" (3.38m x 3.07m) With window to front aspect.

**BEDROOM THREE:** 12' 6" x 8' 1" (3.81m x 2.46m) With window to rear giving enjoyable views over the gardens. Eaves storage cupboard to side.

**SHOWER ROOM:** 10' 9" x 7' 11" (3.28m x 2.41m) With window to rear aspect comprising double shower cubicle with rainfall shower head, low level wc and hand wash basin over vanity unit. Heated towel rail. Eaves storage cupboard. Vinyl flooring. Part tiled walls.

**SERVICES:** Drainage - septic tank

Heating - oil

EPC Rating - E

Council Tax Band - D

Tenure - freehold

**OUR REF:** 8348



# Viewing Arrangements

Strictly by appointment

# Contact Details

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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.

