



Tanns Lane, North Lopham, Diss, IP22 2LZ

Guide Price £525,000 - £550,000

Set behind electric gates with large frontage, this three bedroom detached house has a lot to admire. With versatile accommodation spread over two floors and multiple rooms having views over the pond this home isn't one to miss out on.

- Detached Village House
- Views Over Village Pond
- Modern Kitchen/Diner
- Sun Room
- Large Frontage
- Council Tax Band E
- Freehold
- Energy Efficiency Rating D



Property Description

Situation

Set back from the road and tucked away behind electric gates, the property enjoys a prominent and picturesque position within the centre of this unspoilt rural village. North Lopham lies within the beautiful south Norfolk countryside and over the years has proved to have been a popular and sought after location being within a conservation area and offering an attractive assortment of many period and modern properties. Still retaining a strong and active local community helped by having local amenities including schooling, convenience store, fine church and public house. The village is found 7 miles to the west of the historic market town of Diss offering an extensive and diverse range of amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This individually built three bedroom detached house enjoys an enviable position in Tanns Lane overlooking the village pond. The home is in fantastic condition throughout and has been lovingly improved by the current owner. Downstairs there is a wealth of accommodation which includes a stylish kitchen diner, lounge, utility room, shower room, a sun room and an additional reception space. Upstairs you will find the three bedrooms and the Heritage family bathroom, the master bedroom is large in size with light entering from dual aspects, from this bedroom and the second bedroom you have views over the pond from the front facing windows. The part galleried landing which also has dual aspect windows floods light through the upstairs space creating a pleasant ambience.

Externally

The property is set towards the rear of its plot which creates an abundance of space to the front of the property, the frontage is enclosed by a range of hedges, shrubs and a picket fence. The resin bound gravel driveway has a block paved area and a pathway which runs through the middle of the driveway over to the garden space, here you can find a summer house, an artificially turfed area and a further area which is laid to lawn. To the rear the garden is enclosed by panel fencing and is low maintenance, you will also find a further summer house with a shed area providing additional storage. Externally there is also a hose point and an outside power point.

The rooms are as follows:

CONSERVATORY: 12' 4" x 10' 9" (3.76m x 3.28m) A upvc double glazed conservatory having views and access onto the rear gardens.

KITCHEN/DINER: 16' 8" x 13' 0" (5.08m x 3.96m) With window to rear aspect, the kitchen offers wall and floor units, roll top work surfaces, five ring Neff hob with extractor above, integrated Neff oven, integrated Bosch dishwasher, integral under counter fridge, inset stainless steel sink with drainer, pantry cupboard to side, water softener, storage corner cupboard, LVT flooring.

UTILITY: 9' 4" x 7' 8" (2.84m x 2.34m) Floor units, roll top work surfaces, inset stainless steel sink with drainer, boiler, heated towel rail. Double glazed door giving external access to the garden.

LOUNGE: 11' 7" x 16' 8" (3.53m x 5.08m) With windows to side and French doors giving access to the front of the property.

SHOWER ROOM: 9' 3" x 4' 2" (2.82m x 1.27m) Comprising shower cubicle, low level wc, hand wash basin. Tiled walls and flooring

RECEPTION ROOM/ANNEXE ROOM: 22' 4" x 19' 5" (6.81m x 5.92m) maximum measurements. Double glazed French doors providing access to the front of the property, two windows to front, enclosed wc, kitchenette area.

FIRST FLOOR LEVEL:

BEDROOM ONE: 16' 8" x 13' 1" (5.08m x 3.99m) Double aspect to front and rear having views over the pond.

BEDROOM TWO: 11' 7" x 8' 2" (3.53m x 2.49m) With window to front having views over the pond.

BEDROOM THREE: 11' 2" x 8' 2" (3.4m x 2.49m) With window to rear.

BATHROOM: 12' 9" x 5' 6" (3.89m x 1.70m) With frosted window to rear comprising bath, low level wc, hand wash basin over vanity unit, heated towel rail. Tiled walls and flooring.

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: 8103



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

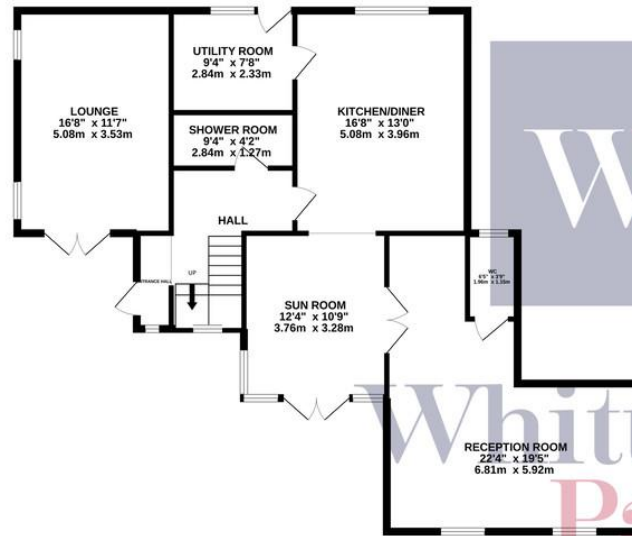
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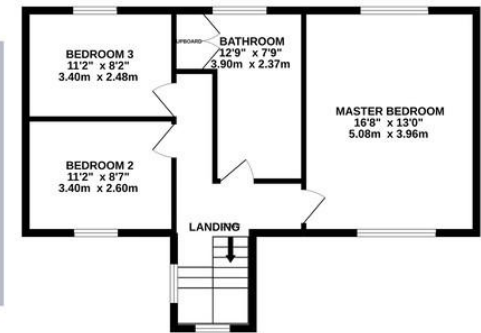
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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