



The Street, North Lopham, Diss, IP22 2NB

Guide Price £575,000 - £600,000

This substantial and spacious detached house offers over 2200 sq ft of versatile living space with integrated two bedroom annexe accommodation ideal for dual living. Further benefiting from double garage and being sold with no onward chain.

- Integrated annexe accommodation
- Immaculately presented
- Double garage
- Freehold
- Over 2200 sq ft
- Versatile living space
- Council Tax Band D
- Energy Efficiency Rating C.



Property Description

Situation

Enjoying a pleasing position within the centre of the village the property is set back off the road in a tranquil situation surrounded by similar attractive period properties. The traditional village of North Lopham has proved to have been a popular and sought after location over the years lying 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 a niche infrastructure with schooling, convenience store, fine church and public house. The village is located just 7 miles to the west of Diss which in turn 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

This individually built and situated house was constructed in 2007 and is of traditional brick and block cavity wall construction heated by an oil fired central heating boiler via radiators and with sealed unit upvc double glazed windows and doors. Presented in a most excellent decorative order throughout the property has been well maintained and cared for by the current vendors who originally designed and built the property themselves. In latter years the property has been the subject of a significantly extension to the rear to include two bedroom anexe accommodation which is self sufficient to the main residence, however could be easily incorporated to the main dwelling if required.

Externally

The property is set back from the road having particularly good frontage with large gardens and off-road parking space upon a hard standing brick weave driveway. Additionally there is further parking to the rear boundaries where the annexe accommodation and double garage are situated, (double garage measuring 18' 8" x 17' 3" (5.69m x

5.28m) with two up and over doors to front, power/light connected, personnel door and window to rear, storage space within eaves).

The rooms are as follows

ENTRANCE PORCH: 7' 5" x 6' 10" (2.28m x 2.10m) Access via upvc double glazed door to front. A spacious and welcoming first impression with 2 windows to the side aspect and currently used as a study area. Secondary door giving access through to the entrance hall...

ENTRANCE HALL: 6' 9" x 12' 7" (2.07m x 3.86m) With stairs rising to first floor level. Replaced oak internal doors giving access to the reception room, utility shower room and dining room.

SHOWER ROOM: 8' 3" x 3' 6" (2.54m x 1.08m) Comprising of a tiled shower cubicle, low level wc and wash hand basin in white. Tiled flooring.

RECEPTION ROOM ONE: 20' 9" x 11' 1" (6.34m x 3.40m) A bright and spacious double aspect room with windows to the front and rear, fireplace to side with inset electric fire upon a marble hearth and wood mantle surround. Oak floor boarding.

RECEPTION ROOM TWO: 10' 1" x 9' 5" (3.09m x 2.89m) With window to the front aspect currently used a formal dining room and with arch connecting through to the kitchen.

KITCHEN/BREAKFAST ROOM: 13' 0" x 14' 1" (3.98m x 4.31m) narrowing to 10' 4" x 13' 0" (3.15m x 3.98m) With French upvc doors giving external access to the rear courtyard gardens, the kitchen offers an extensive range of wall and floor unit cupboard space with marble effect roll top work surfaces, integrated appliances comprising four ring electric hob, double oven to side, fitted fridge/freezer and dishwasher etc.

UTILITY ROOM: 11' 8" x 8' 11" (3.57m x 2.74m) maximum measurements. With upvc door to side giving external access. Fitted as the same as the kitchen with oak fronted units at wall and floor level, marble effect roll top work surfaces, inset stainless steel sink and space for white goods etc.

ANNEXE ACCOMMODATION:

KITCHEN: 8' 0" x 8' 5" (2.45m x 2.59m) With roll top work surfaces, oak fronted units and integrated appliances with four ring electric hob, extractor above, fitted fridge, inset stainless steel sink with drainer and mixer tap. Secondary door giving access through to the hallway.

HALLWAY: 12' 10" x 3' 2" (3.93m x 0.99m) With separated upvc door to side giving access. Oak internal doors leading through to the dining, bedroom and lounge. Shower room to side...

SHOWER ROOM: 8' 1" narrowing to 5' 1" x 4' 9" (2.47m narrowing to 1.57m x 1.46m) With frosted window to side and comprising of a tiled shower cubide, low level wc and wash hand basin in white.

DINING ROOM/BEDROOM: 11' 3" x 8' 10" (3.43m x 2.71m) With window to the side aspect used as a formal dining room however lends itself well as a second bedroom if required.

LOUNGE: 9' 5" x 17' 10" (2.89m x 5.46m) A triple aspect room found to the rear of the property with French upvc doors to side giving external access onto the courtyard gardens.

FIRST FLOOR LEVEL: LANDING: With oak internal doors giving access to the four bedrooms and bathroom. Built-in airing cupboard to side housing the pressurised hot water cylinder.

BEDROOM ONE: 10' 3" x 11' 7" (3.14m x 3.55m) Double aspect room found to the rear of the property being a generous double bedroom with the luxury of en-suite facilities and double built-in storage cupboard to side.

EN-SUITE: Comprising a tiled shower cubide, low level wc and corner wash hand basin.

BEDROOM TWO: 8' 5" x 13' 4" (2.58m x 4.08m) With window to the front aspect being a generous double bedroom.

BEDROOM THREE: 12' 0" x 13' 5" (3.66m x 4.09m) narrowing to 2.98m) With window to the rear aspect overlooking the rear gardens. Being a good double bedroom.

BEDROOM FOUR: 7' 3" x 9' 5" (2.22m x 2.89m) With window to the front aspect. A single bedroom with double built-in storage cupboard to side.

BATHROOM: 8' 7" x 6' 11" (2.64m x 2.13m) maximum measurements. A matching three piece suite in white with panel bath to side, shower over, low level wc and wash hand basin.

OUR REF: 8157



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.

