



Middle Road, Blo Norton, Diss, Suffolk, IP22 2GA

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP22 2GA

A two-bedroom, semi-detached house located in a quiet village location and offering off-road parking.

The accommodation comprises an entrance hall, cloakroom, modern kitchen and a sitting/dining room with a feature brick fireplace and doors leading to the garden. On the first floor, there are two bedrooms and a bathroom featuring a shower over bath.

Outside, parking is offered via a driveway with the remainder of the front laid to lawn. From the driveway, there is access to a useful storage shed, currently used as a utility with power and light. To the rear, there is an enclosed garden mainly laid to lawn with a paved patio area and garden shed.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2 & Three are available in this area but variable. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via electric heaters. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury on the A143 towards Diss. Pass through the villages of Great Barton and Ixworth and upon reaching the village of Stanton take the left hand turning towards Barningham. Follow this road through Barningham until you reach the village of Hopton. Heading north east on the High Street B1111 and turn right at Hopton Road. Turn left onto Church Lane and left onto Middle Road where the property can be found on left.

Location

The hamlet of Blo Norton is situated in a semi-rural setting close to the village of Hopton which is an extremely well served village with a great selection of amenities including Village store, primary school, post office, chip shop, dentists and hairdressers. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Entrance Hall 4' 4" x 2' 10" (1.31m x 0.86m)

WC 4' 4" x 3' 1" (1.31m x 0.95m)

Kitchen 9' 11" x 9' 5" (3.02m reducing to 1.78m x 2.86m)

Sitting Room 12' 9" x 12' 11" (3.88m x 3.94m)

Landing

Bedroom 12' 10" x 12' 1" (3.91m reducing to 0.90m x 3.69m reducing to 2.57m)

Bedroom 9' 4" x 6' 11" (2.84m x 2.10m)

Bathroom 6' 6" x 6' 1" (1.97m x 1.85m)

Rear Garden

Driveway

Additional Information:

Council Tax Band: B

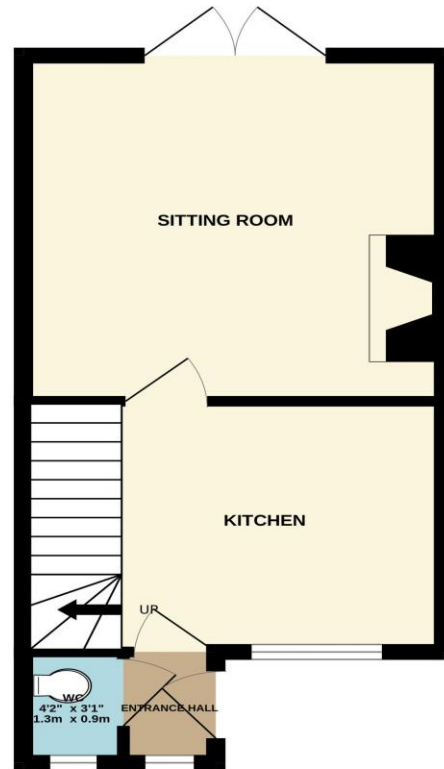
EPC Rating: D

Tenure: Freehold

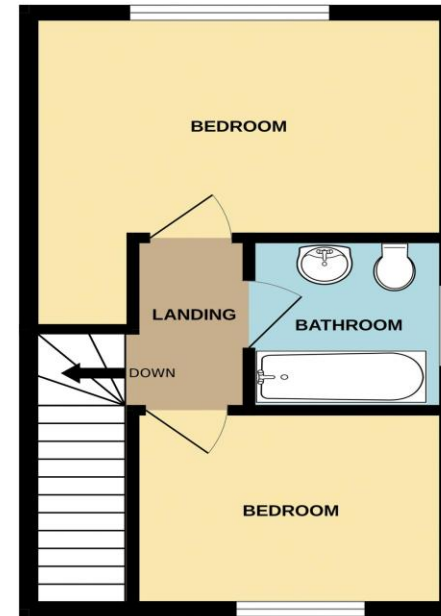
Guide Price £250,000
Freehold



GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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