



Tollgate Cottage
Common Road
Hopton
Suffolk
IP22 2QU

Price: £425,000

No Onward Chain with vacant
possession from September 2021





- A charming and well maintained Listed cottage on the edge of a popular village
- 2/3 bedrooms, 2/3 receptions, utility, bathroom, ensuite cloakrooms
- Delightful south-facing rear garden
- Double garage and stores
- Grounds of around 0.3ac (STS)
- Scope to further enhance/extend, subject to the necessary planning consents



Location

This property is set on the outskirts of the popular village of Hopton. The village has a good range of day-to-day facilities including a mini market, public houses, church, dentist, plant centre and primary school. With its location, Hopton provides good access to a choice of further education in the state and private sectors in Suffolk and Norfolk. The surrounding countryside is very attractive and offers numerous walks with Knettishall Heath just a short distance away where three of the country's long distance walks meet. Hopton is well placed for a number of larger towns and cities including Bury St Edmunds (12 miles), Diss (10 miles), Norwich (27 miles) and Cambridge (42 miles) with the journey much easier now with the A11 fully dualled and there are train stations at Diss and Thetford with commuting access to London (Liverpool Street and Kings Cross).





The Property

This Grade II Listed property combines character features with modern fixtures and offers surprisingly light and airy interiors. The property has been well maintained and is presented in good order throughout and there is scope to add further enhancements. Inside is a large sitting room with an inglenook fireplace and woodburning stove inset and French doors that open out to the garden. Leading off via a cleverly disguised door is a bedroom which could also be used as an office as it has a door opening out onto the driveway. The dining room is light and airy but also cosy in winter when the woodburning stove is lit. There is a good-sized utility room with separate wc and a kitchen with space for a fridge and cooker and two built-in storage cupboards, one housing the boiler. The ground floor bathroom has the benefit of a shower over the bath. As is typical of the age and style of the property, the staircase winds up the side of the chimney breast to a small landing which gives access to two double bedrooms, both with the benefit of ensuite cloakrooms. There is scope to add a shower or bath to the master ensuite.

Outside

To the front of the property is a gravelled parking area with double garage (5.86m x 5.38m) with storage area to rear and further storage can be created in the roof space. To the side lies a shed and behind the garage is a lawned area which views over fields. The majority of garden lies to the south aspect and is laid mainly to

lawn with herbaceous beds and borders. To one side lies a greenhouse and vegetable plot. A picket fence with gate separates the garden from the driveway.

Agents Note

The property is currently tenanted and vacant possession will be given from 2nd September 2021.

Services

Mains water, drainage and electricity are connected to the property. Oil fired boiler providing heat to radiators and hot water.

Directions

From Diss head west along the A1066 towards Thetford. At Garboldisham turn left at the crossroads and continue out of the village. Proceed into the village of Hopton around a left-hand bend where the property will be found on the left-hand side, clearly marked with a For Sale board.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Ref: 18629/R Y



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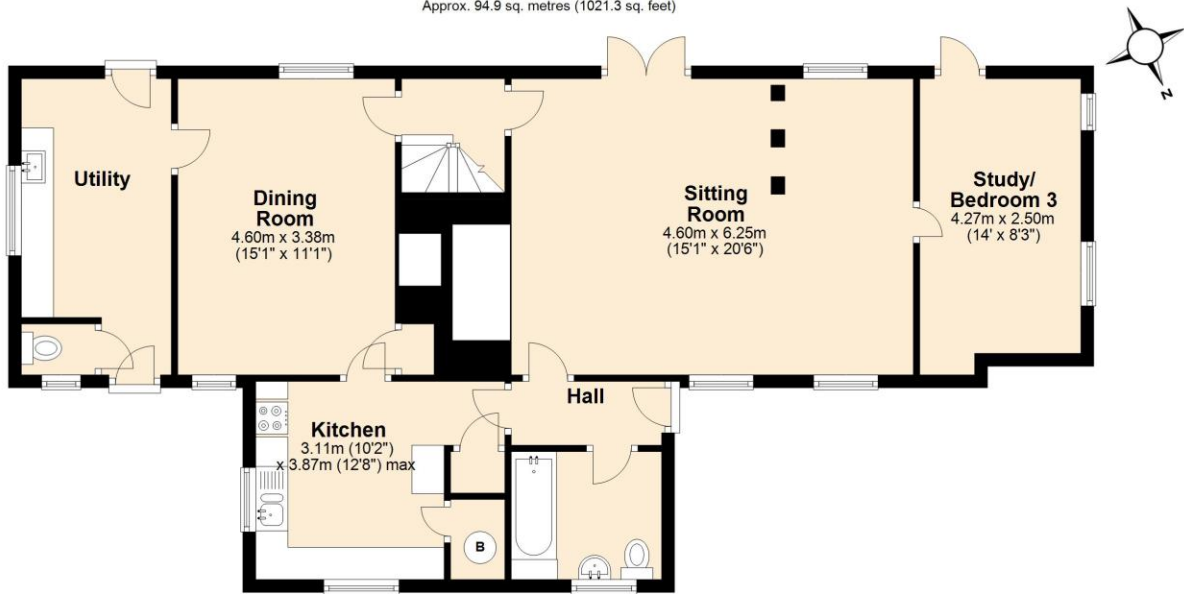
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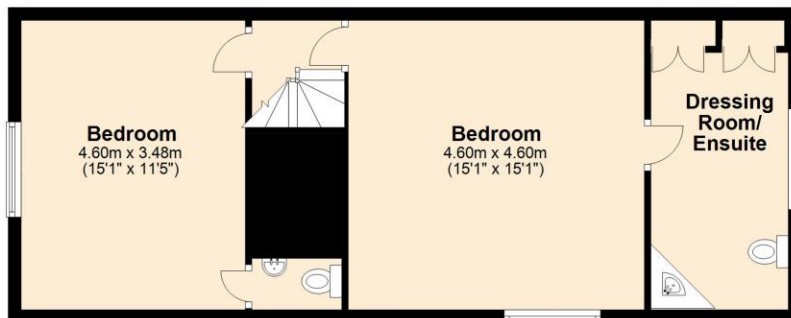
Ground Floor

Approx. 94.9 sq. metres (1021.3 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 149.3 sq. metres (1607.1 sq. feet)

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