



Weavers, The Street, South Lopham, IP22 2LH

Guide Price £530,000





- Detached 4 bedroom family home
- Overall plot extending to around 0.4 acre
- Older main part of the building includes features such as exposed ceiling beams
- Modern detached double garage with self-contained and 'ready to go' annex accommodation
- Mature gardens with open fields views to rear

Location

South Lopham is a Breckland village, located close to the Norfolk/Suffolk border. The village offers a variety of character and modern homes offer numerous countryside walks in the village, or nearby Redgrave, Lopham Fen, North Lopham or Kenninghall. The village location results in good, speedy access between the Market towns of Diss and Thetford along the A1066. Diss, just 5 miles east, is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

The house benefits from two generous reception rooms, both with beamed ceilings, yet differing with their contrasting fireplaces. The inviting living room boasts an imposing Inglenook fireplace and is a great place to 'cosy up' and enjoy a winters' evening, whilst the dining room presents a great place to entertain friends and family in a more formal setting. The kitchen/diner, overlooking the rear, has a modern feel with range of fitted units and integrated appliances which is also supported by the useful utility room, allowing access into the rear garden. The first floor is light and neutrally decorated, with the landing leading off to all four bedrooms – along with a well-appointed bathroom which benefits from a separate shower cubicle tucked away at the end.

The garage and annex

Built roughly 6 years ago, replacing an older timber garage, this modern building has been cleverly designed allowing it to be used or altered to fit a multitude of uses. The main garage section measures 20' x 18' and has an electric up and over door'. Adjacent is an entrance lobby, open plan kitchen area and a ground floor shower room. Stairs lead up to a bright office space, well lit by large Velux skylights, a theme which continues in the double bedroom, which sits above the garage space. The annex has its own separate council tax band and is 'ready to go' for self-contained living, ancillary to the main house.

Outside

A gravel driveway allows plenty of off street parking, with the entire plot extending to around 0.4 acre. There is a decent amount of rear garden laid mainly to lawn with various shrubs and trees inset and to the borders. The rear also has a pond, and useful timber store with power and water connection. Open field views can be seen beyond the rear boundary.

Services

Mains water, electricity and connected. Private drainage system. Oil fired central heating system.

Directions

From Diss, head along the A1066 for roughly 5 miles and enter the village of South Lopham along The Street. The property will be found on the left hand side, just before the left hand turning into Blo Norton Road, identified by a TW Gaze For Sale board.

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: D

Annex Council tax band: A

Ref: 2/19304/RM

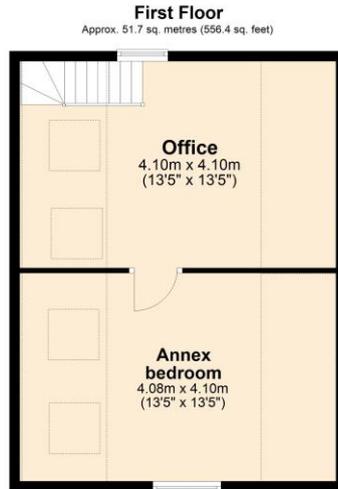
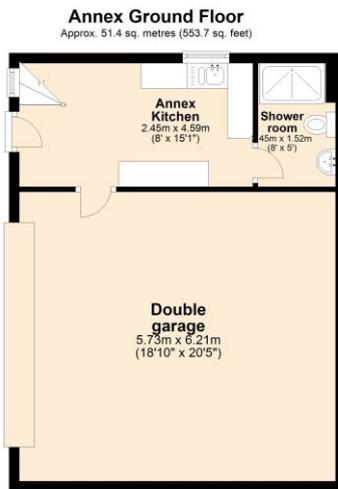
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

1500.4 sq. feet)

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