



Gables Farm  
High Common Road  
North Lopham  
IP22 2HP

Offers over: £550,000







- Established detached bungalow
- Roughly 6.3 acres in total
- Blank canvas project
- 3 bedrooms, 2 receptions
- Quick access onto the A1066
- No onward chain

### Location

The bungalow is set within a non-estate position, adjacent to Lopham Vehicle Services, just a short distance from access onto the A1066 running between Diss and Thetford. North Lopham village centre is roughly a mile from where the bungalow is found, with the main heart of the village having a good mix of interesting character properties combined with other modern homes. There is a public house (The Kings Head) village hall (which has a monthly farmers market) and a primary school. The neighbouring village of Kenninghall also has a local convenience store. North Lopham is roughly 6 miles from the South Norfolk Market town of Diss, which has a wide range of businesses, shopping and educational facilities. Transport links include a mainline railway station on the Norwich to London Liverpool Street line.







## Property

The bungalow is a great project for someone to transform into a modern home. There is a decent amount of space on offer, with 1137sq.ft of accommodation to update and enjoy. The bungalow has three bedrooms, two reception rooms, a kitchen as well as a side lobby/utility.

## Outside

Large front lawn with long gravel driveway which runs to the right-hand side, this allows plenty of space for parking, with potential to continue around to the rear of the bungalow. Both front and rear gardens are a blank canvas and have potential to be landscaped by the next owners. The grass field (5.2 ac) to the side is also within the curtilage, the entirety of the property amassing to 6.3 ac.

## Services

Mains electricity and water are connected. Oil fired central heating with some electric night storage heaters. Private drainage.

## How to get there:

What3words: teardrop.accompany.cherub

## Viewing

by appointment with TW Gaze

**Tenure: Freehold**

**Council Tax Band: D**

**Ref: 2/19621/RM**

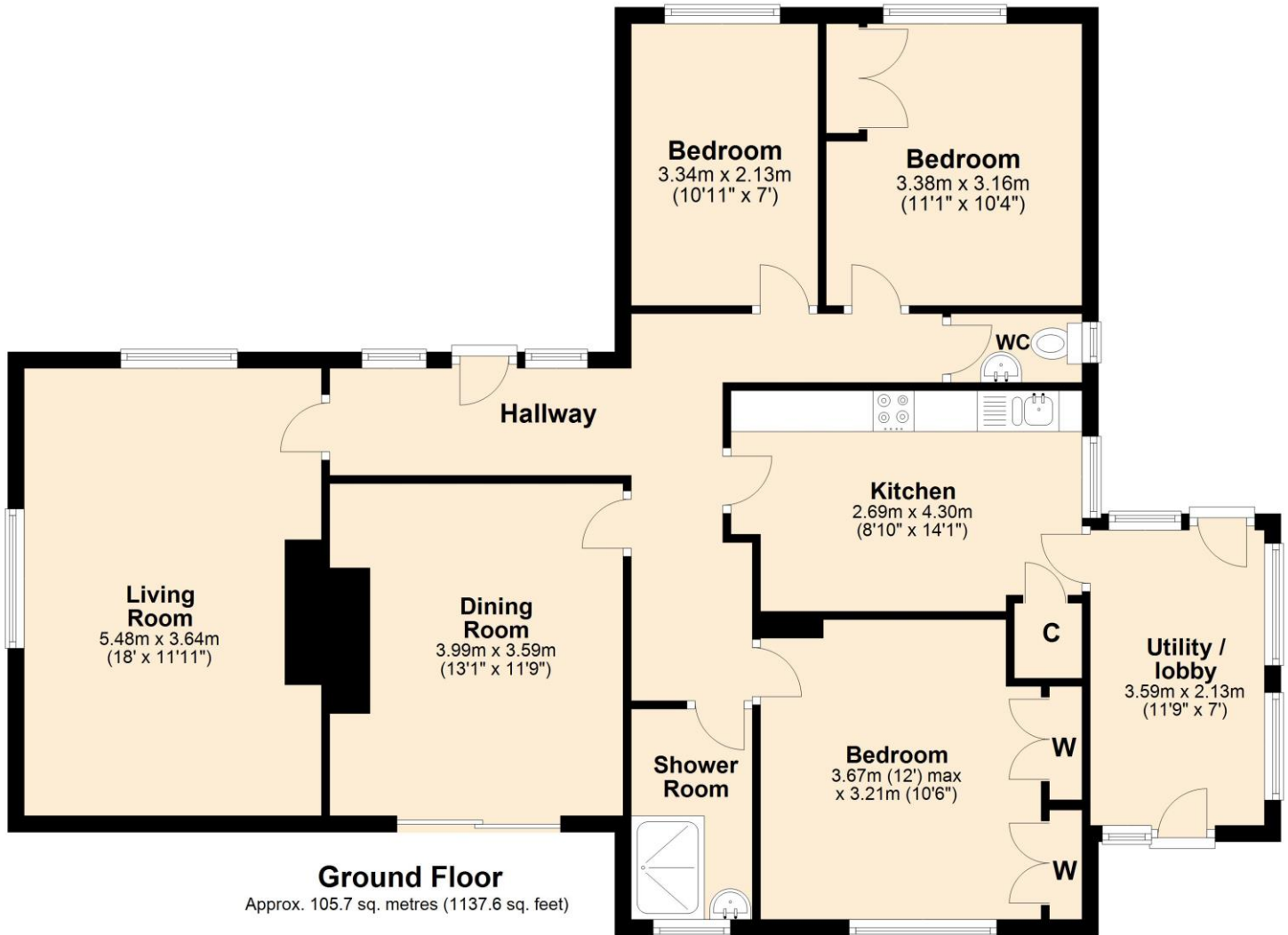
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 105.7 sq. metres (1137.6 sq. feet)

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