



Waveney View

Redgrave Road | South Lopham | IP22 2HL

Offers Over £495,000

twgaze



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Redgrave Road | South  
Lopham | IP22 2HL

Offers Over £495,000

No onward chain. Traditional style family home, prominently positioned with good frontage. 4 bedrooms. 3 reception rooms. Conservatory. Spacious galleried landing. Well maintained rear garden. Double garage and driveway.

- Spacious detached family home with traditional layout
- No onward chain
- 4 bedrooms
- 3 reception rooms
- Galleried landing
- Good lawned frontage
- Well maintained rear garden with raised fish pond and patio
- Conservatory
- Double garage and driveway

## Full Description

### Location

The house is found a short distance along the Redgrave Road in South Lopham. The village offers a variety of character and modern homes, offers 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

Built in the 1980s, the house offers excellent space for a family across both floors. The layout is traditional and the decor and fittings have been well cared for during the current sellers ownership, with welcoming entrance hallway, 3 reception rooms, conservatory and 4 first floor bedrooms - the largest of which has fitted wardrobes and en-suite.

### Outside

Large lawn with mature trees inset. Driveway allows parking for several vehicles, along with double garage. The property's driveway splays off a shared driveway from Redgrave Road. The rear garden is enclosed, well maintained with good degree of privacy. The garden comprises lawn, with mature shrubs and flowers to borders. Raised fish pond and a tucked away, sheltered seating area ideal for outside dining and entertaining friends and family.

### Services

Mains electricity, water and drainage. Oil fired central heating.

### How to get there

What3words: ///dozens.varieties.rockers

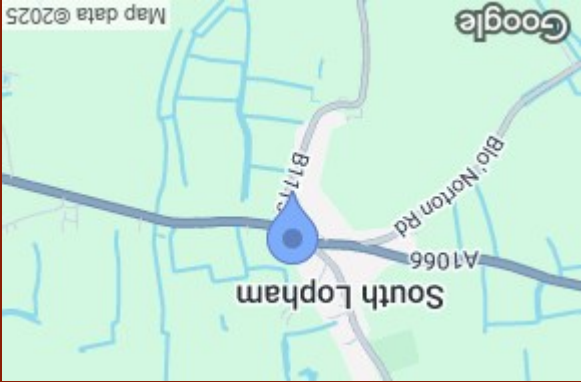
### Viewing

By appointment with TW Gaze

### Freehold

Council tax band: F

Ref: 2/19611/KH



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(81-91)
B	(69-80)
C	(55-68)
D	(45-54)
E	(39-44)
F	(31-38)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Total area: approx. 194.9 sq. metres (2097.8 sq. feet)



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