



The Street, North Lopham - IP22 2LT





## The Street

North Lopham, Diss

NO CHAIN! This stunning property presents a unique opportunity to acquire a charming TWO BEDROOM SEMI-DETACHED COTTAGE in a popular village setting with no onward chain. Steeped in PERIOD CHARM THROUGHOUT, the main sitting room boasts an inviting inglenook fireplace with a WOODBURNER as well as exposed beams, creating a cosy atmosphere ideal for relaxation. The bespoke country-style kitchen to the rear is a focal point of the home, offering a blend of modern conveniences and traditional aesthetics alongside a lovely breakfast room. The accommodation further comprises TWO AMPLE BEDROOMS and a bathroom, all maintaining the character of the property. The rear garden is truly a standout feature, boasting an expansive space with a RANGE OF OUTBUILDINGS that provide versatility for various uses including a LARGE TIMBER BUILT WORKSHOP measuring approx 18'. The property also benefits from DRIVEWAY PARKING to the front for multiple vehicles, enhancing the convenience of the home while complementing the peaceful village surroundings.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

- No Onward Chain
- Semi Detached Cottage
- Period Charm Throughout
- Main Sitting Room With Inglenook & Woodburner
- Bespoke Country Style Kitchen
- Two Ample Bedrooms & Bathroom
- Impressive Rear Garden With Range Of Outbuildings
- Driveway Parking
- Popular Village Setting

North Lopham is a hugely popular, but quiet location, with its own well-regarded Primary School and Public House. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles distant.

#### SETTING THE SCENE

Approached via the large shingled frontage providing plenty of driveway parking there are also mature hedges and fencing also. The main entrance door is found to the side of the house as well as access to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the side there is a small entrance lobby leading into the main sitting room, an impressive space with the stairs to the first floor landing as well as inglenook fireplace housing a woodburner and exposed timber beams. This leads through to the breakfast room beyond with space for a table and chairs, built in storage cupboard, tiled flooring and a access to the ground floor bathroom. The bathroom offers a slipper style bath, w/c, hand wash basin and separate shower. To the rear of the cottage is the kitchen which is fitted with a bespoke handmade range of wall and base level units with quartz worktops over. There is space for a double range oven as well as fridge/freezer and integrated dishwasher with an inset butler sink sink. A door leads out the rear garden beyond.

Heading up to the first floor landing there are two ample bedrooms off landing as well as exposed brickwork and timbers throughout.

## FIND US

Postcode : IP22 2LT

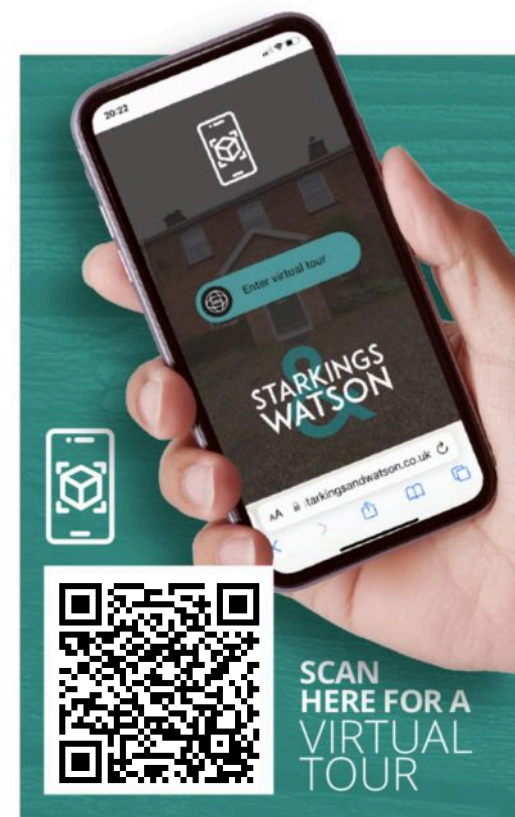
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## VIRTUAL TOUR

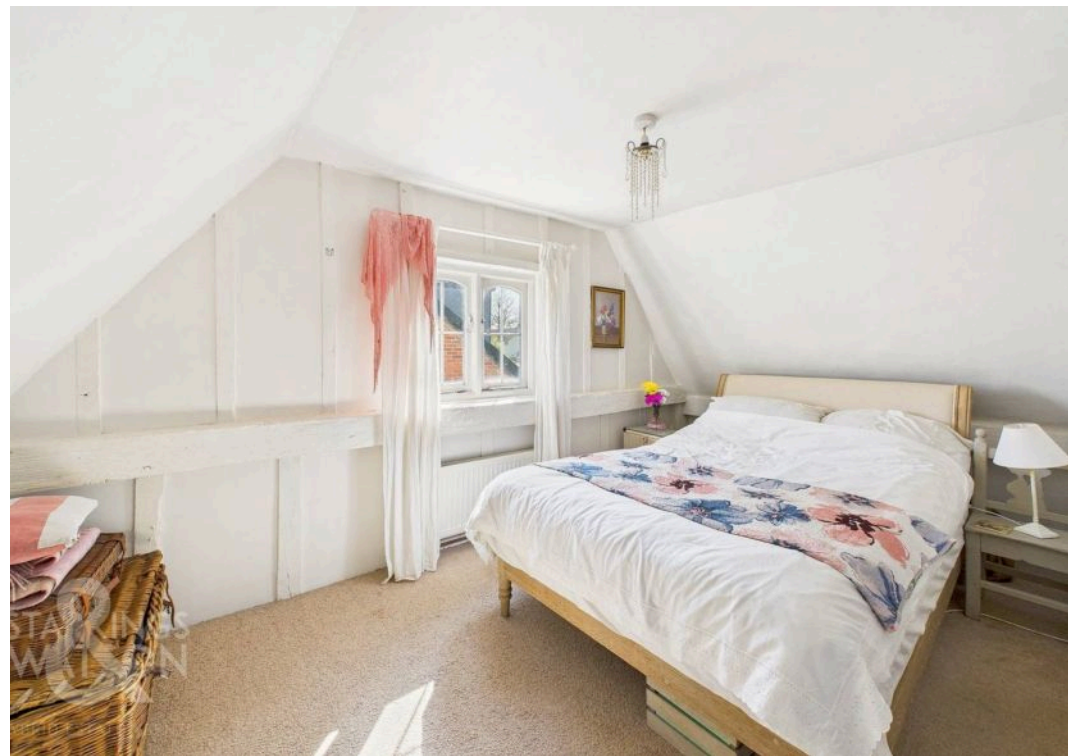
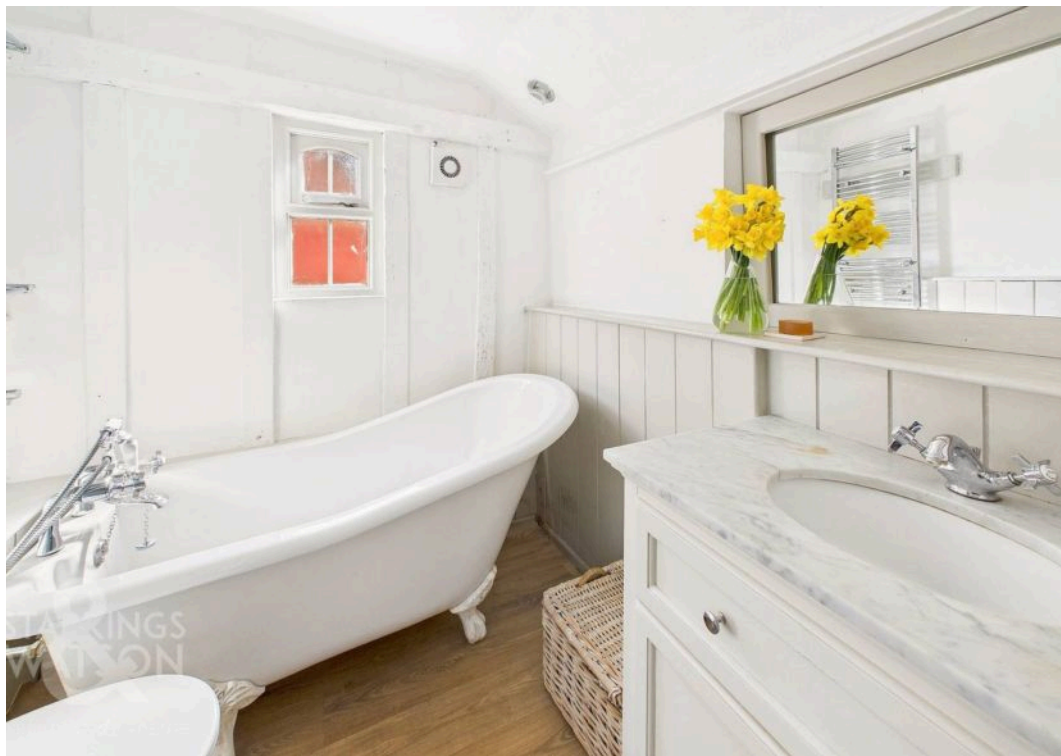
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

Buyers are advised the cottage is of traditional timber framed construction. Mains electricity and water are connected with central heating provided by an electric based system. Drainage is private.









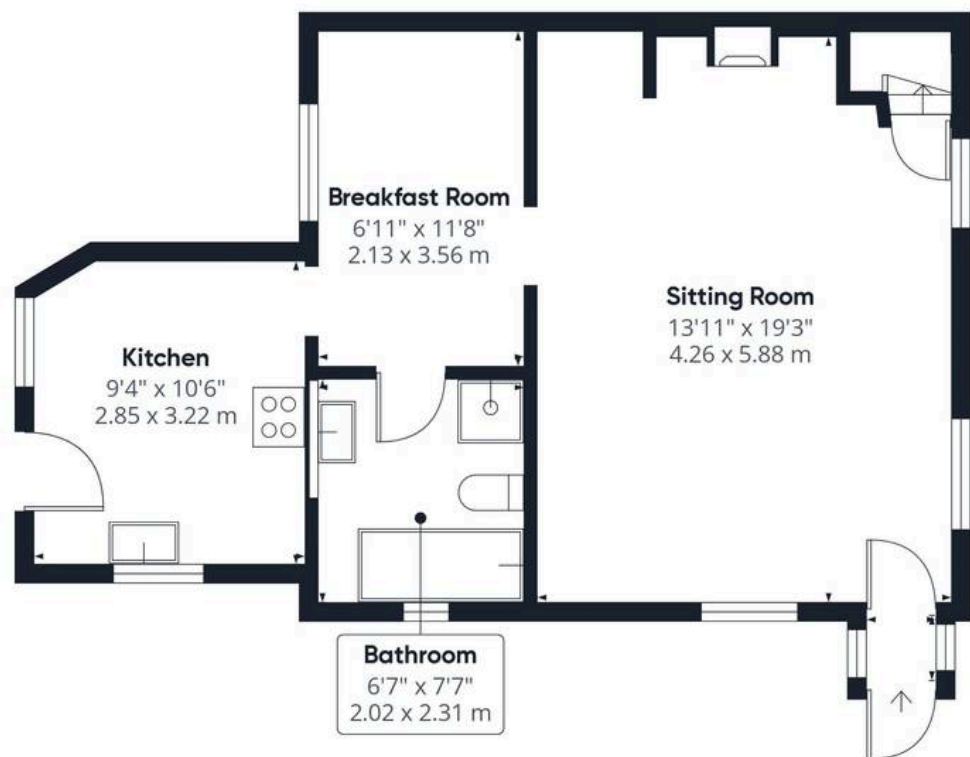


## THE GREAT OUTDOORS

Leading from the rear door into the pretty rear garden you will find a paved patio area of a generous size offering plenty of space for a table and chairs. Off the patio there are two brick built outbuildings providing excellent space for a range of uses. The first one is more of a utility space for hot water tank and storage with the second one offering an a possible home office/studio space. Heading up the well kept garden there are generous lawns flanked by well stocked borders and timber fencing enclosing. To the top of the garden there is hard standing for a greenhouse as well as a newly built workshop or possible home office/studio space measuring over 18' with power and light.







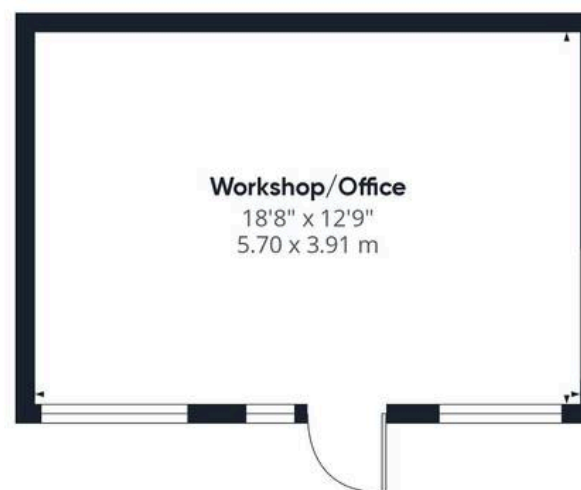
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**

3537.72 ft<sup>2</sup>

328.67 m<sup>2</sup>

**Reduced headroom**

67.42 ft<sup>2</sup>

6.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.