



Thelnetham Road, Hopton - IP22 2QY



Thelnetham Road

Hopton, Diss

Located within a quiet village with a range of local amenities on offer, you will find this IMPRESSIVE FOUR BEDROOM FAMILY HOME offering a lifestyle of comfort and sophistication. Presented in EXCELLENT ORDER throughout, this residence offers over 1600 SQFT of internal accommodation (stms) designed for MODERN LIVING. An expansive 22' reception room with BI-FOLDS seamlessly extending the living space onto the garden, creating a seamless indoor-outdoor flow. The property also boasts a separate sitting room to the front adorned with a charming fireplace, perfect for cosy evenings. The re-fitted kitchen and utility room provide convenience and style, while the FOUR DOUBLE BEDROOMS & TWO BATHROOMS ensure ample space for family and guests alike. Outside, a FULLY LANDSCAPED SOUTH FACING garden with covered seating area and expansive decking beckons for serene relaxation, complemented by a LARGE DRIVEWAY to the side with plenty of parking off road.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Attached Family Home
- Presented In Excellent Order Throughout
- Over 1600 SQFT Of Internal Accommodation (stms)
- 22' Reception Room With Bi-Folds Onto The Garden
- Separate Sitting Room With Fireplace
- Re-fitted Kitchen & Utility Room
- Four Double Bedrooms & Two Bathrooms
- Fully Landscaped South Facing Garden & Large Driveway

The property can be found right in the heart of Hopton, a sought after village located approximately 13 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 8 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. The village is blessed with an array of local amenities to include village stores, dentist, primary school, hairdressers, garden centre, café, parish church and public house.



SETTING THE SCENE

To the front you will find a low level brick wall with hard standing paving leading to the main entrance door. To the side there is a large hard standing driveway providing parking for multiple vehicles off road with a gate to the side garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with wood flooring as well as the stairs to the first floor landing and the downstairs w/c. The first room to the right is the separate sitting room with wood flooring and a fireplace housing an inset woodburner. On the opposite side of the hallway is the kitchen. The kitchen has been re-fitted with a range of base level units with wooden worktops over. There is a wood flooring as well as integrated dishwasher, space for double range oven and space for a double American style fridge/freezer. To the other end of the kitchen is the separate utility room with a door to the side as well as a matching range of wall and base level units and wooden worktops over. There is also integrated white goods. The final room on the ground floor is the impressive 22' reception to the rear currently set up as a dining/family room with wood flooring and bi-folding doors onto the rear garden. There is also a feature inset electric fireplace.

Heading up to the first floor landing there is fitted storage as well as the loft hatch access. You will find four bedrooms in total off the landing with three doubles to the front of the house and the master bedroom found to the rear. The master benefits from a large range of fitted wardrobes as well as an en-suite shower room with double walk in rainfall shower, w/c and hand wash basin. The family bathroom adjacent offers a four piece suite with a large bath and separate shower as well as w/c and hand wash basin.

FIND US

Postcode : IP22 2QY

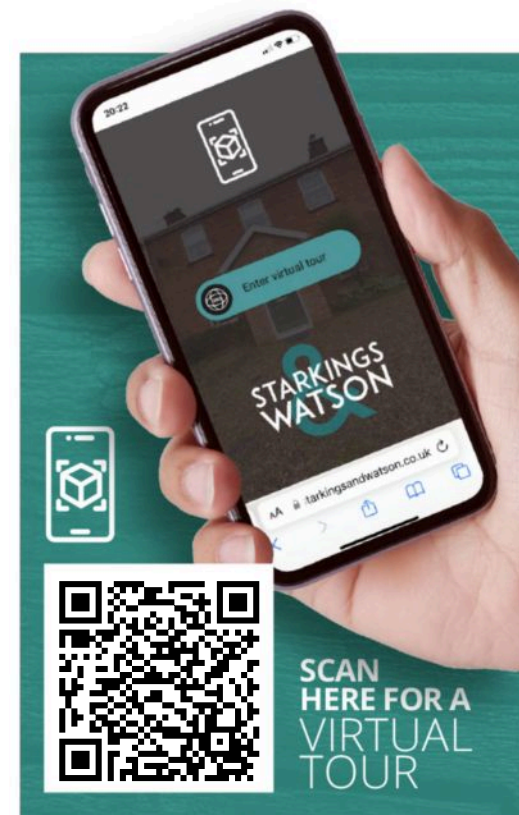
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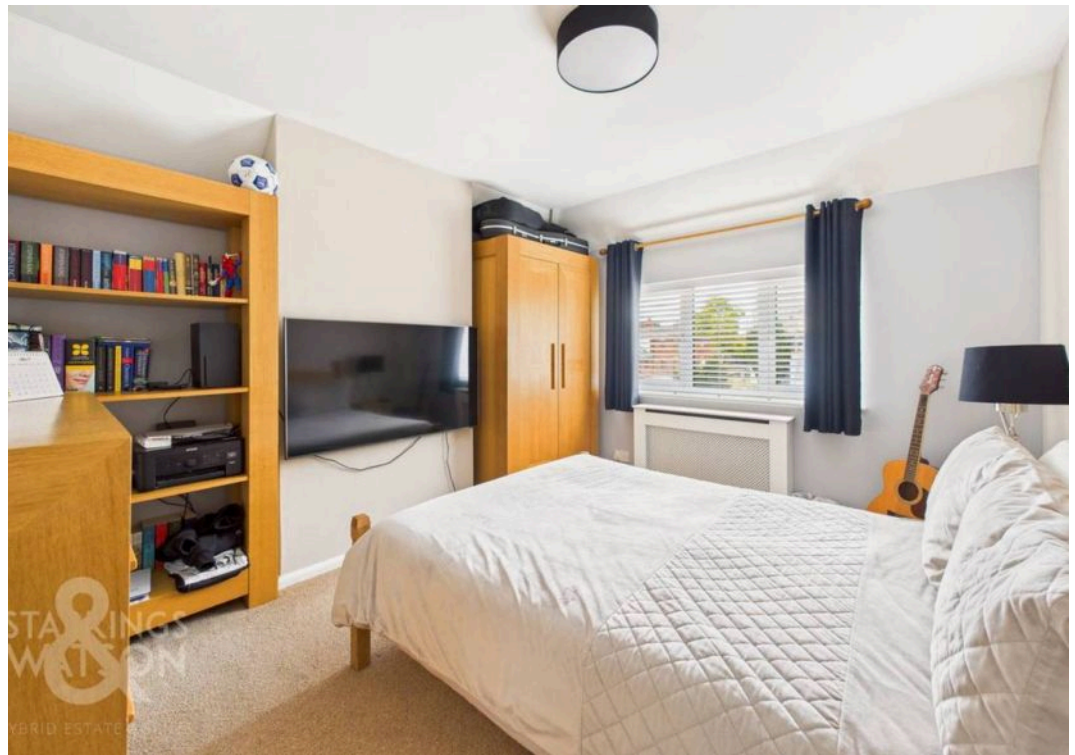
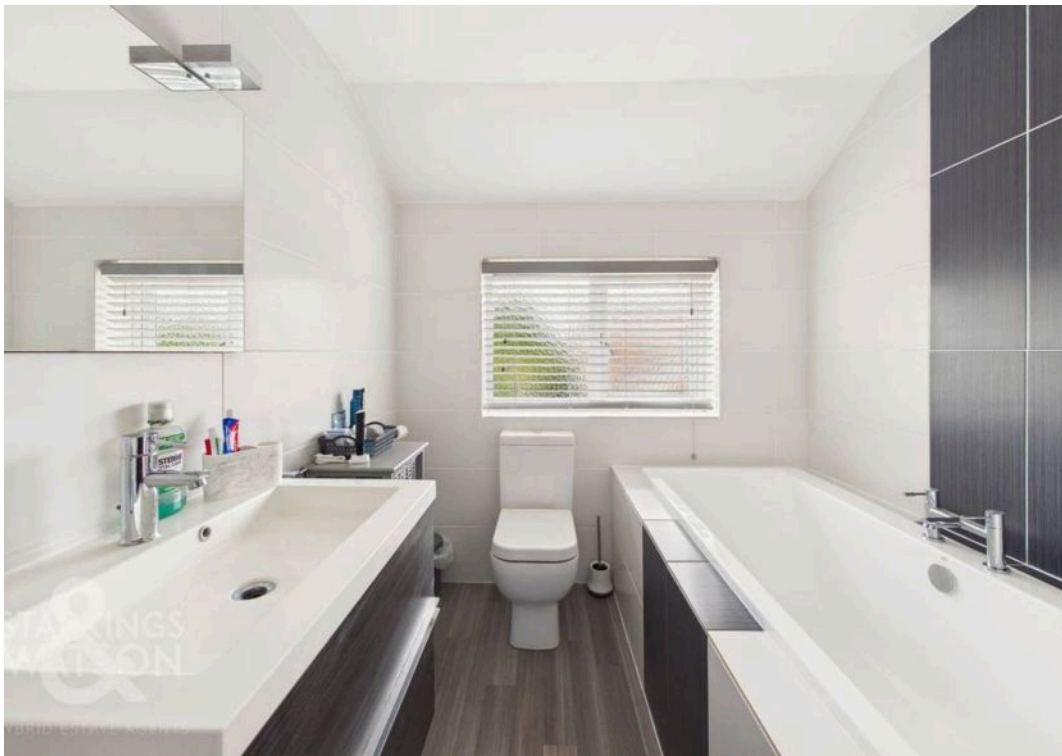
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the property is attached to a commercial premises. Mains services are connected including water, electric and drainage with heating provided by oil which on the ground floor is underfloor.







THE GREAT OUTDOORS

The landscaped rear garden is designed for entertaining, featuring a substantial decked terrace with a splendid covered oak-framed seating area providing the ideal spot for outside dining. The decking leads onto the pleasant lawn which is surrounded by various planted sections and shrub bed borders. There is a pathway leading to various outbuildings with a greenhouse and timber shed. The garden is enclosed with timber fencing.





Approximate total area⁽¹⁾
1633 ft²
151.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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