



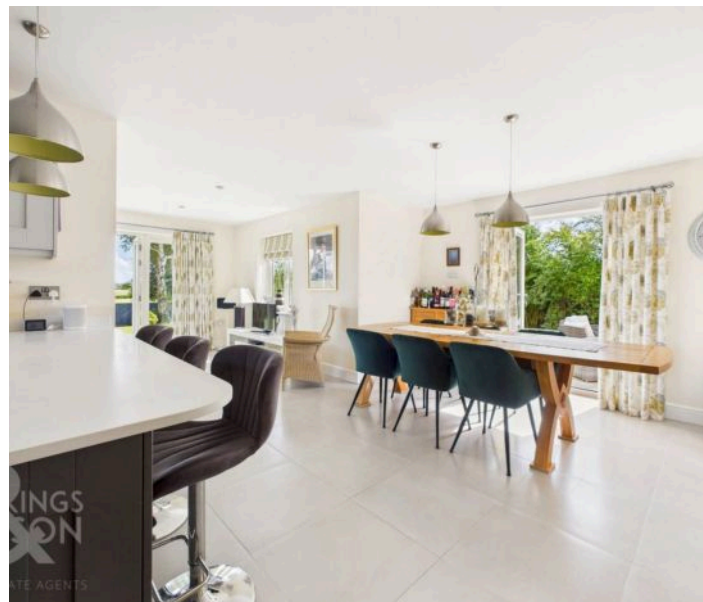
The Street, North Lopham - IP22 2LU



The Street

North Lopham, Diss

Positioned QUIETLY and tucked away from the roadside within the SOUGHT AFTER VILLAGE LOCATION of NORTH LOPHAM, this SUPERB EXECUTIVE STYLE DETACHED FAMILY HOME boasts elegance and comfort in every corner. Set over an impressive 2388 Sq. Ft internally (stms), this BESPOKE 'one off' build offers luxury living with a high specification finish throughout. Built just under 10 years ago by a local developer its clear attention to detail was of paramount importance with impressive features such as GROUND SOURCE UNDERFLOOR HEATING throughout the ground floor. As you step inside, you are greeted by a wonderful entrance hall setting the tone for the house itself. There is a 20' MAIN SITTING ROOM with feature WOODBURNER as well as two flexible rooms which could be bedrooms, reception rooms or a combined POSSIBLE ANNEXE with an adjacent bathroom. In the other direction, a wonderful 23' KITCHEN/DINING ROOM with BREAKFAST BAR and an adjoining utility room can be found. The kitchen flows effortlessly into the family room beyond providing a stunning outlook onto the garden. On the first floor you will find a large landing space with a plethora of built in storage as well as THREE DOUBLE BEDROOMS all with their OWN EN-SUITES, ideal for family living! The two smaller rooms as well as having en-suite shower rooms each also have built in wardrobes and storage.



The master suite is a true delight with a glazed JULIETTE BALCONY to the rear overlooking the garden and FIELDS BEYOND. There is also another en-suite and plenty of fitted wardrobes. Comfort is certainly at the forefront of this stunning residence. Externally, the property is just as impressive with a WRAP AROUND PLOT of approx. 0.26 ACRES (stms). The gardens are mostly laid to lawn with an array of planting, mature trees and shrubs as well as a huge SOUTH FACING DINING TERRACE ideal for gatherings. To the front, you will find a large GATED DRIVEWAY providing plenty of parking and a DETACHED DOUBLE GARAGE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Superb Executive Style Detached Family Home
- Over 2388 Sq.Ft Internally (stms)
- Three Highly Impressive Reception Rooms
- 23' Kitchen/Dining Room & Separate Utility
- Five Double Bedrooms Over Two Floors With Three En-Suites & Family Bathroom
- Underfloor, Air Source Heating
- Stunning Wrap Around Plot & Gardens With Fields Beyond
- Private Gated Plot With Electric Gates & Double Garage



North Lopham is a hugely popular, but quiet location, with its own well-regarded Primary School and Public House. The village of Kenninghall is less than 2 miles away with a further range of local amenities including a shop. 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

Found in very private and tucked away position away from the road, there is a sweeping shingled driveway leading to the electric roller gates with the impressive shingled driveway found beyond. The electric gates are operated via an internal intercom system with app functionality. The driveway provides ample parking for multiple vehicles and in turn leads to the double detached garage with two electric sectional up and over doors, power and light. The garage offers potential for conversion also (stp) with a mezzanine level above. The main entrance door is found to the front of the house with the property actually sitting side on in the plot. The door is accessed via a paved pathway leading to the covered entrance.

THE GRAND TOUR

Entering the home via the main entrance door to the front you are greeted by a welcoming hallway with stairs ahead to the first floor landing, a guest w/c to the left and an understairs cupboard. A tiled floor flows throughout the hallway into the kitchen/dining room. To the right of the hallway you will find the two ground floor bedrooms with family bathroom adjacent. These two rooms offer a great degree of flexibility and could easily be sectioned off to create annexe if required. Currently, one is used as a ground floor bedroom and the other, an excellent home office. The bathroom features a w/c, hand wash basin and a bath with shower over. Next off the hallway is the main sitting room, flooded with light via the large double doors opening onto the dining terrace to the rear. The sitting room also features a cylindrical woodburner and tiled hearth. Heading down the hallway you will next find the impressive kitchen/dining room fitted to a high standard with quartz worktops over. The kitchen offers a range of wall and base level units with a breakfast bar as well as a double range oven, hob and extractor fan, dishwasher, microwave and space for a fridge/freezer. The kitchen opens into the dining space providing plenty of room for a large dining table with doors out onto the terrace. The kitchen also leads through to the separate utility room with another range of wall and base level units with rolled edge worktops over alongside space for various white goods and a door to the garden. The final room on the ground floor is the family room which is open plan to the kitchen/dining room creating a stunning space for family living. The family room is once again filled with light with double doors onto the garden beyond.

Heading up to the first floor landing you will find space for soft furnishings as well as a large walk in eaves storage cupboard housing the hot water tank. The first room to the right is a large double bedroom complete with double built in wardrobes and an en-suite shower room. Also off the landing there is another comfortable double bedroom with built in wardrobe and another en-suite shower room. The master suite to the left of the landing provides two double wardrobes, a well fitted en-suite with double rainfall shower and separate bath as well as the wonderful Juliette balcony with double doors out with far reaching east facing views providing the ideal spot for a morning coffee.

FIND US

Postcode : IP22 2LU

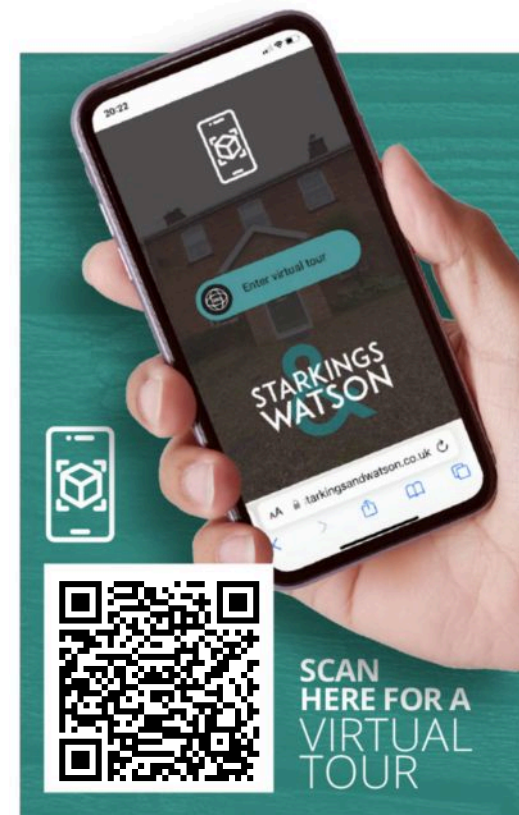
What3Words : ///soup.horseshoe.leans

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the initial part of the driveway is shared with the neighbour to the front which then leads onto the private section of driveway. Services include mains electricity, water and drainage. Heating is provided by an electric air source heat pump with underfloor heating to the ground floor.







THE GREAT OUTDOORS

The stunning gardens and plot extend to approximately 0.26 acres (stms) and wrap round the house perfectly. Lawned gardens can be found to the front, side and rear with a paved pathway surrounding the perimeter of the house leading to the excellent dining terrace to the side. The terrace is south facing and very private making it the ideal spot for outside dining and entertaining. The rear garden area is lawned with a tree and hedge lined border, shrub planting beds as well as timber fencing enclosing. There is a secure gate and brick built wall to the side which leads round to the frontage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2390 ft²

221.9 m²

Reduced headroom

44 ft²

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

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

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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