



**Ivy Cottage High Street, Hopton Diss IP22 2QX**



**welcome to**

## **Ivy Cottage High Street, Hopton Diss**

A linked-detached period cottage offering a wealth of character features, located in the heart of the popular and well served village of Hopton. The property boasts from two reception rooms, three good sized bedrooms, a decent sized garden with an outbuilding which could be a home office.

### **Location**

The village has excellent amenities including primary school with 'Outstanding' OFSTED report, village shop, mobile post office that comes on a Monday, fish and chip shop, hairdressers and public house. Hopton has a very active community and a variety of different local activities available for adults and children alike. Knettishall heath is 1 mile away offering rural walks and beautiful scenery. Exceptionally well located for easy access to Diss, Bury St Edmunds and Thetford, the property will appeal to those wanting practical and well appointed accommodation within easy reach of all regional centres.

### **Accommodation**

#### **Entrance Porch**

Front aspect wooden door, tiled flooring and door to;

#### **Lounge**

15' 6" x 11' 8" ( 4.72m x 3.56m )  
Front aspect double glazed window and wooden front door, exposed brick fireplace with tiled hearth housing a wood burning stove, exposed beams, wall mounted lighting, radiator, tiled flooring, tv and telephone points.

#### **Dining Room**

12' 1" x 12' 7" ( 3.68m x 3.84m )  
Rear aspect glazed door leading out into the garden, exposed beams, wood burning stove, tiled flooring, radiator, doors leading to the cloakroom and kitchen. Stairs leading to the first floor.

#### **Cloakroom**

Rear aspect double glazed window, wc and wash hand basin with tiled splashback.

#### **Kitchen**

11' x 9' 11" ( 3.35m x 3.02m )  
Rear aspect double glazed window and side aspect door leading out into the rear garden. Fitted kitchen with wooden wall and base units, tiled work surfaces and splash back, stainless steel sink and drainer, tiled flooring, exposed beams, spaces for Range style cooker, washing machine, dishwasher and fridge/freezer.

#### **Landing**

Side aspect double glazed window, carpet, loft hatch and doors to;





### **Bedroom One**

14' 3" x 10' Into Recess ( 4.34m x 3.05m Into Recess )  
Rear aspect double glazed window, radiator, carpet and exposed beams.

### **Bedroom Two**

10' 2" x 9' 3" ( 3.10m x 2.82m )  
Front aspect double glazed window, radiator, carpet, exposed beams, cast iron fireplace and built in storage cupboards.

### **Bedroom Three**

8' 9" x 9' 2" ( 2.67m x 2.79m )  
Rear aspect double glazed window, carpet, exposed beams and radiator.

### **Bathroom**

Front aspect double glazed window, wc, wash hand basin, panelled bath with shower over, part tiled walls, recessed spot lights, radiator and extractor fan.



### **Outside**

To the front of the property is a brick weaved driveway providing off road parking for two vehicles, access to the store room.

The rear garden benefits from a paved patio area with various mature planted flowers and shrubs, steps leading up the laid to lawn area with hedge boarders, paved pathway leading to a patio area with a wooden pergola making this a great spot to relax and dine in throughout the summer months. To the rear of the garden is a summer house which the current vendors use as a home gym which could make the perfect home office and swimming pool with wooden decking surround.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

**Council Tax Band: D**



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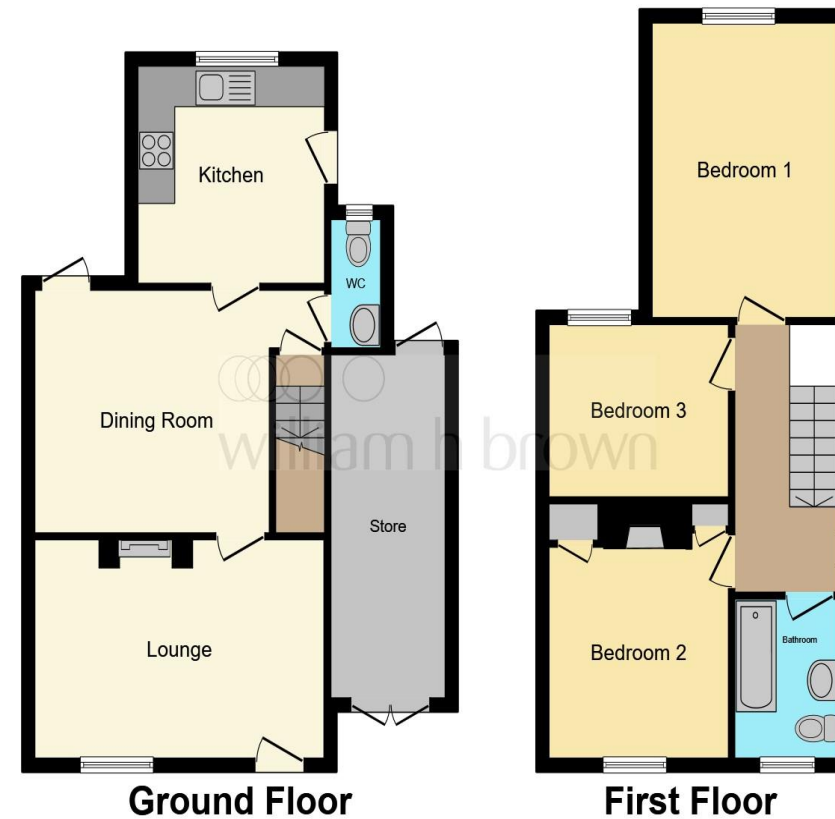
## Ivy Cottage High Street, Hopton Diss

- Link Detached Period Cottage
- Rear Aspect Kitchen And Two Reception Rooms
- Family Bathroom And Ground Floor Cloakroom
- Three Good Sized Bedrooms
- Enclosed Rear Garden With An Outbuilding
- Off Road Parking For Two Vehicles
- Benefits From Oil Fired Central Heating
- Situated In A Village Location

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
DSS110525 - 0002

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