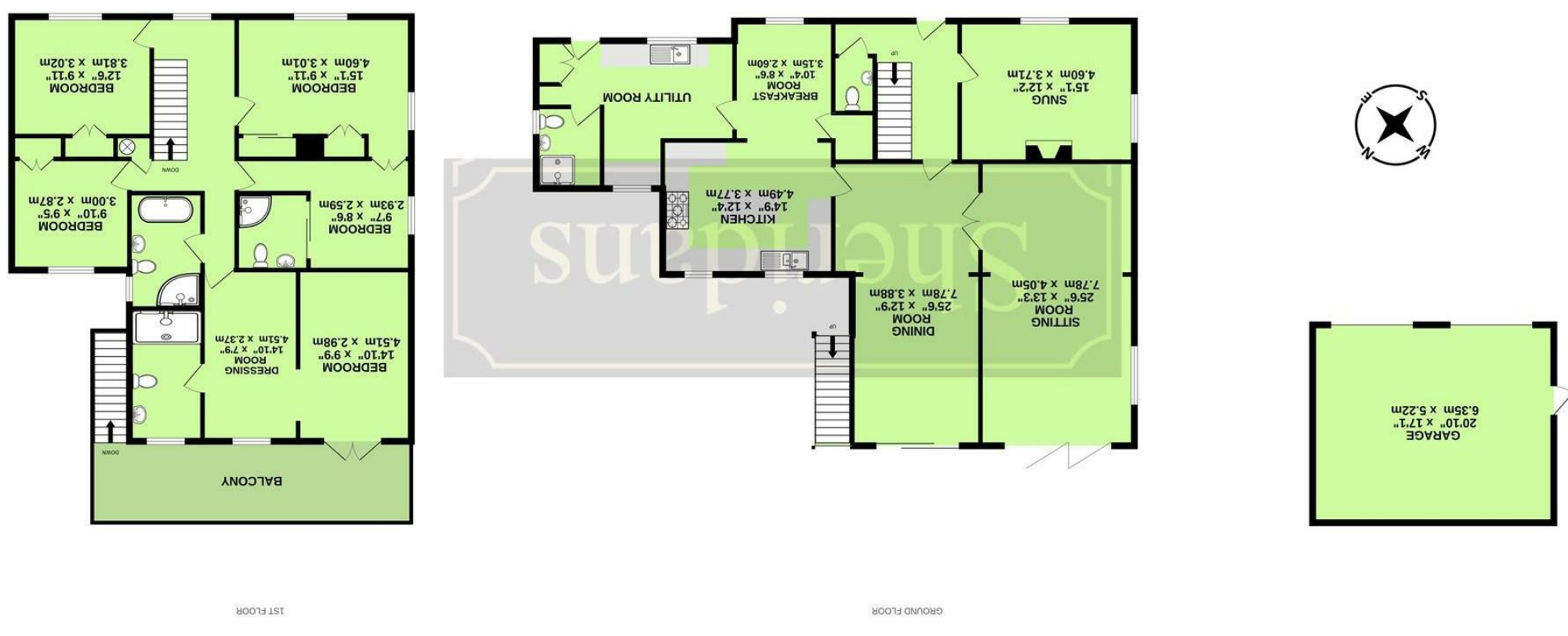


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SOLD**  
STC



## High Street, Hopton, Diss IP22 2QX

Guide Price £795,000

A handsome and much improved Georgian style five bedroomed house standing in grounds of just under one acre (s.t.s)

Built about 37 years ago of traditional brick construction beneath a slate roof-line and extended in more recent years, this splendid family house offers particularly well-proportioned rooms possessing a light and airy atmosphere complemented by well-tendered grounds affording wonderful farmland views.

The beautifully presented accommodation has been carefully improved and upgraded with smart new bathrooms, well-equipped kitchen and an impressive re-laid driveway whilst enjoying a prominent elevated setting, set back from the road through the village, yet within a short stroll of a good range of local facilities.

Benefitting from oil fired radiator central heating and double glazing, the accommodation in brief comprises of an entrance hall with stairs off to first floor and door to a cloakroom. The dual aspect snug is a particularly comfortable reception with feature fireplace and views to the front. The spacious sitting room is a superb reception extending to 25ft in length and featuring stylish Bi-Fold doors opening to the rear terrace and gardens and the separate dining room is an ideal reception for entertaining, also extending to an impressive 25ft. The dining room leads to the dual aspect kitchen breakfast room, fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces. A door leads to the spacious utility/boot room with cloaks cupboard and useful shower room.

The first floor landing has an airing cupboard and leads to the five bedrooms and three bathrooms including the wonderful principal bedroom suite comprising a large dressing room, newly fitted en-suite and French doors opening to a huge balcony creating a wonderful place to enjoy the amazing views and sunsets. The four remaining bedrooms have fitted wardrobes and are served by a newly fitted family bathroom with free standing bath and large walk-in shower and further en-suite.

### Outside

The house is approached through a pair of brick and flint piers leading to a very impressive tarmac drive (re surfaced in 2020) providing plenty of vehicle parking, turning space and access the neighbouring bungalow and to a detached double garage with a pair of electric roller doors. The front gardens are laid to lawn with a row of magnificent Lime trees and an original brick and flint wall forming the south west boundary. The large rear gardens have well-tendered lawns and afford stunning views across farmland and countryside. Within the gardens is a working ornamental water pump, large water feature and a large summer house and greenhouse, both with power connected. The gardens are a stunning feature and extend in all to just under one acre (s.t.s).

### Location

Hopton is a thriving village with an active local community, set amidst the picturesque countryside of the Suffolk/Norfolk border, making it a focal point for the surrounding villages with its healthy number of local amenities, including a village store, a pub, a village café, as well as a primary school, dentist, and hair salon. In addition to this there is also a mobile post office that visits the village for a couple of hours each week.

The historic town of Diss some 9 miles to the east is easily accessible and provides a full range of local shopping and commercial facilities, as well as regular main line rail services running between Norwich and London's Liverpool Street Station. Bury St Edmunds is easily accessible where the A14 and M11 dual carriageways provide access to Cambridge, The Midlands, as well as Stansted Airport. Looking to the north, the cathedral city of Norwich is within daily commuting range, whilst Thetford Forest provides a range of recreational opportunities.

### Directions

When entering Hopton from the direction of Barningham/Bury St Edmunds, the driveway leading to the house will be found on the left-hand side.

### Services and notes

Mains electricity, water and drainage. Oil fired radiator central heating (new exterior boiler installed 2019). Council Tax Band F. Conservation area. EPC Rating: D.

- Handsome Georgian style village house
- Well-proportioned rooms
- Recently upgraded
- Impressive driveway providing extensive parking/garaging
- Delightful grounds with farmland views
- Sitting room, dining room, snug
- Kitchen breakfast room, utility/boot room, cloakroom, shower room
- Principal bedroom, dressing room, en-suite, large balcony
- Four remaining bedrooms
- Family bathroom, en-suite shower

