



## Church Cottage

Church Road | North Lopham | Diss | IP22 2LP

Offers In Excess Of £350,000

**DURRANTS**  
SINCE 1853



## Key features

- Charming and Spacious Semi-Detached Cottage
- Large Inglenook Fireplace and Exposed Beams
- Kitchen/Dining Room
- Four Bedrooms
- No Forward Chain
- Delightful Established Cottage Gardens
- Off Road Parking
- Range of Outhouses
- Village Location
- Ground and First Floor bathrooms

## Description

A charming and spacious Grade II Listed semi-detached cottage set in delightful established cottage gardens.



## Directions



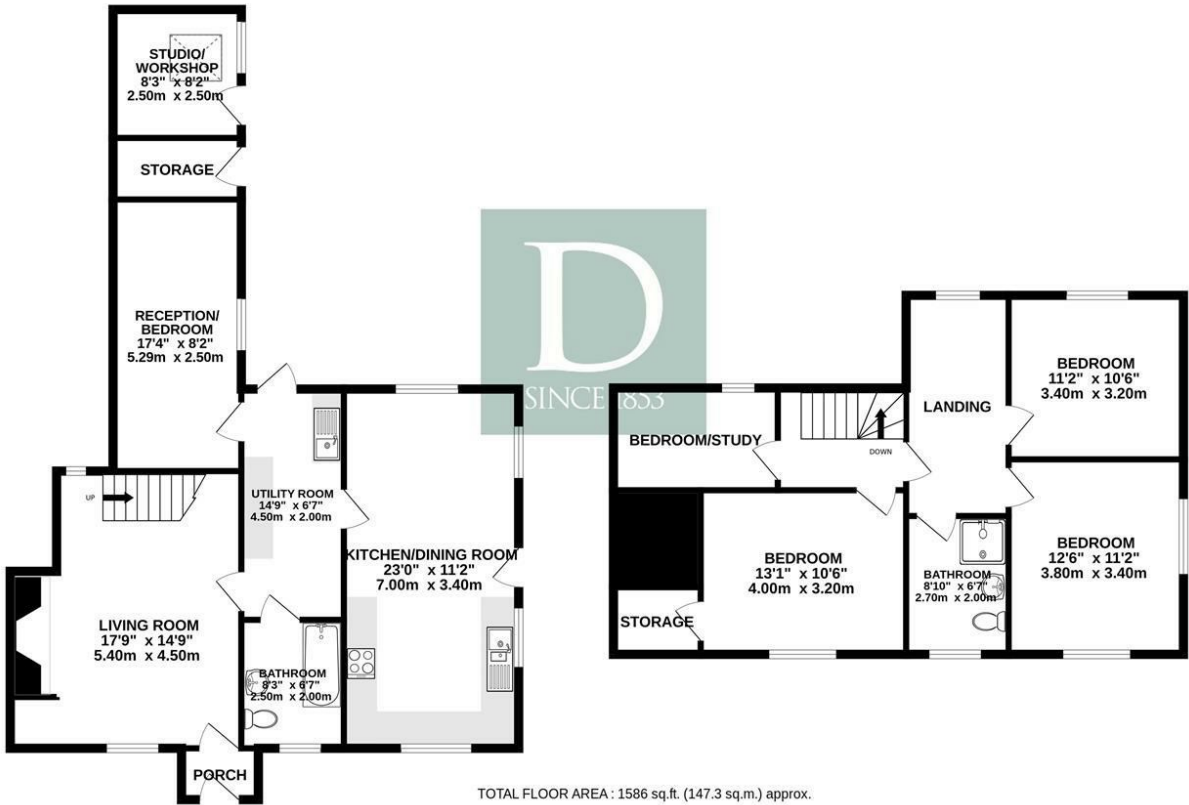




Floor plans

GROUND FLOOR  
891 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.3 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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