



NORFOLK HOUSE

THELNETHAM ROAD, HOPTON, DISS, IP22 2QY



A spacious and beautifully presented four bedroom home located in the highly regarded and well served village of Hopton.

The entrance door opens into a welcoming entrance hall, providing access to the kitchen and sitting room. An archway leads from the hall to an inner hallway. The sitting room offers a cosy ambiance, featuring an electric stove-effect fire and a window to the front aspect. Engineered oak flooring flows seamlessly throughout the ground floor. The kitchen boasts a modern design with an abundance of units complemented by expansive worktops. An opening leads through to the utility area, which offers further units and a door to the exterior. From the inner hallway, stairs rise to the first floor. There is also a door to a cloakroom and double doors opening into the impressive family/dining room. This spacious area features bi-fold doors that, when opened, beautifully integrate the indoor and outdoor spaces. A contemporary inset electric fire serves as a striking focal point. The first floor Principal Bedroom benefits from a stylish refitted ensuite shower room.

There are a further three well-proportioned bedrooms on this floor and a family bathroom, which is finished to the same high standard as the ensuite.

Outside, a large tarmac driveway provides ample off-road parking to the front of the property. The landscaped rear garden is designed for entertaining, featuring a substantial decked terrace with a splendid covered oak-framed seating area, a lawn and various planted sections.

LOCATION

Hopton is located just south of the Norfolk border midway between Diss and Thetford. This village has a good range of day-to-day amenities including a well regarded primary school, shop, hairdressers, coffee shop and popular public house. Further amenities and facilities can be found within the historic market towns of Diss (9 miles) and Bury St Edmunds (12 miles). There are mainline railway stations at Diss and Thetford with direct services to Norwich and London Liverpool Street.



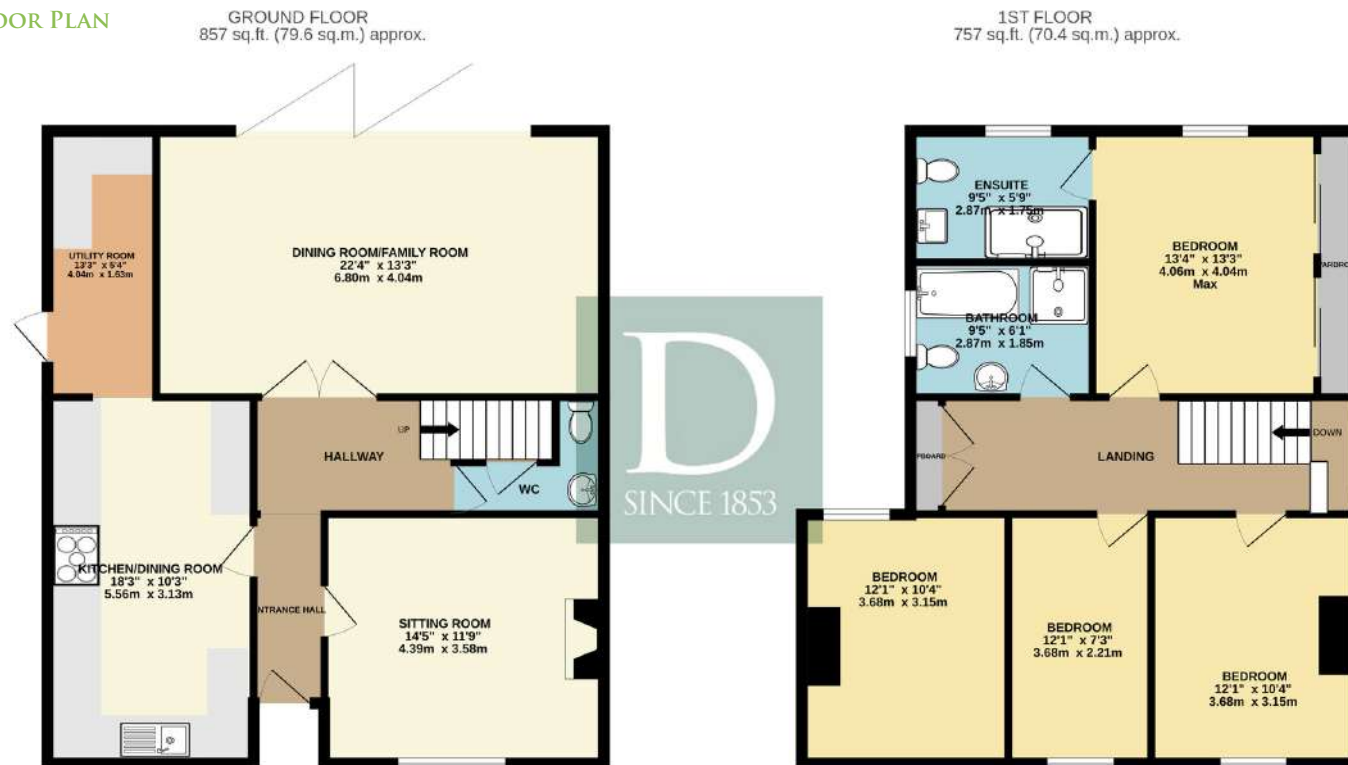




VIEW TO FRONT



FLOOR PLAN



SERVICES

Oil fired central heating with under floor heating to the ground floor and radiators to the first floor. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

West Suffolk District Council
Council Tax Band E

ENERGY EFFICIENCY

C Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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