

CANFIELD

99 THE STREET, NORTH LOPHAM, IP22 2LR





An impressive extended detached family house, for sale for the first time in 38 years. The house has a superb sense of arrival with a tree-lined drive plus outstanding rural views to the rear.

The property is an imposing detached house built in the 1970s with Georgian influences. It has been a much-loved family home and for sale for the first time in 38 years. The house was extended by a previous owner and offers spacious and highly versatile accommodation. In addition, there is impressive detached garaging.

A wonderful tree-lined gravel drive with garden to either side, leads to the front of the property. Double doors open to a substantial porch, in turn leading to a reception hall. There is a reception room that can be used for a variety of purposes with an arch to the spacious double aspect sitting room and double doors to the dining room. The dining room has a large picture window overlooking the garden plus double doors to the garden room which links back to the sitting room, creating a superb flow. There is a study at the front that opens to the family room. At the rear is a bar area which is perfect for parties. The kitchen is to the rear overlooking the garden and comprehensively fitted with wall and base units and connects to a separate breakfast room. There utility room to the rear

which opens to the garden plus a cloakroom on the ground floor. On the first floor the principal bedroom is to the rear with outstanding rural views. There is a large ensuite shower room with fitted wardrobes. Another double bedroom is to the rear with the far reaching views and a wall of fitted wardrobes. A door opens to the 'Jack and Jill' family bathroom with separate shower cubicle. There are two further bedrooms.

Externally, there is a detached garage building with double garage with electric roller door plus a further single garage. The rear garden is a delightful feature laid principally to lawn and interspersed with an array of mature shrubs. The garden adjoins open farmland superbly fusing village and country life.



4



3



2



6.7
Miles



TBC







LOCATION

North Lopham is a hugely popular, but quiet location, with its own well-regarded Primary School and Public House. 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.

SERVICES

Oil Fired Central Heating. Mains electricity, 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

Breckland District Council
Council Tax Band G

ENERGY PERFORMANCE

TBC

VIEWING

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







FLOOR PLAN



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