



21 THE STREET  
NORTH LOPHAM, DISS, IP22 2NE





An attractive and superbly extended attached period cottage in the heart of North Lopham with spacious and versatile accommodation.

The property is an outstanding example of an extended attached cottage. The vendors have completely renovated the entire property to a superb standard and it is extremely well presented throughout. The accommodation is both deceptively spacious and highly versatile and great attention to detail has been paid to sensitively maintaining the integrity of the original period house.

The front door opens to the entrance hall. There is a former reception room to the front which the vendors use as a bedroom. In addition, there is also a useful study. The hall continues past the stairs with its understairs storage into a corridor, off which is a cloakroom and utility room. The real highlight of the property is to the rear with the vendors have created a comprehensively fitted kitchen/breakfast room with fitted appliances and island. Opens to a superb sitting/dining space with roof lantern and bi-folding doors to the garden. Double doors lead to a play room with a door to a storeroom. This has already been plumbed for a shower room. On the first floor the principal bedroom has

fitted wardrobes along the entirety of one wall plus an ensuite shower room. There are two further double bedrooms plus a superb bathroom with roll top bath.

There is a gravel drive with parking for several cars to the front. The vendors have created a substantial tiled patio to the rear with built in seating and dining area to one side. This joins the lawn which has a play area and artificial grass. There is a detached studio/gym with electric and lighting.

#### 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.

#### LOCAL AUTHORITY

Breckland District Council  
Council Tax Band B







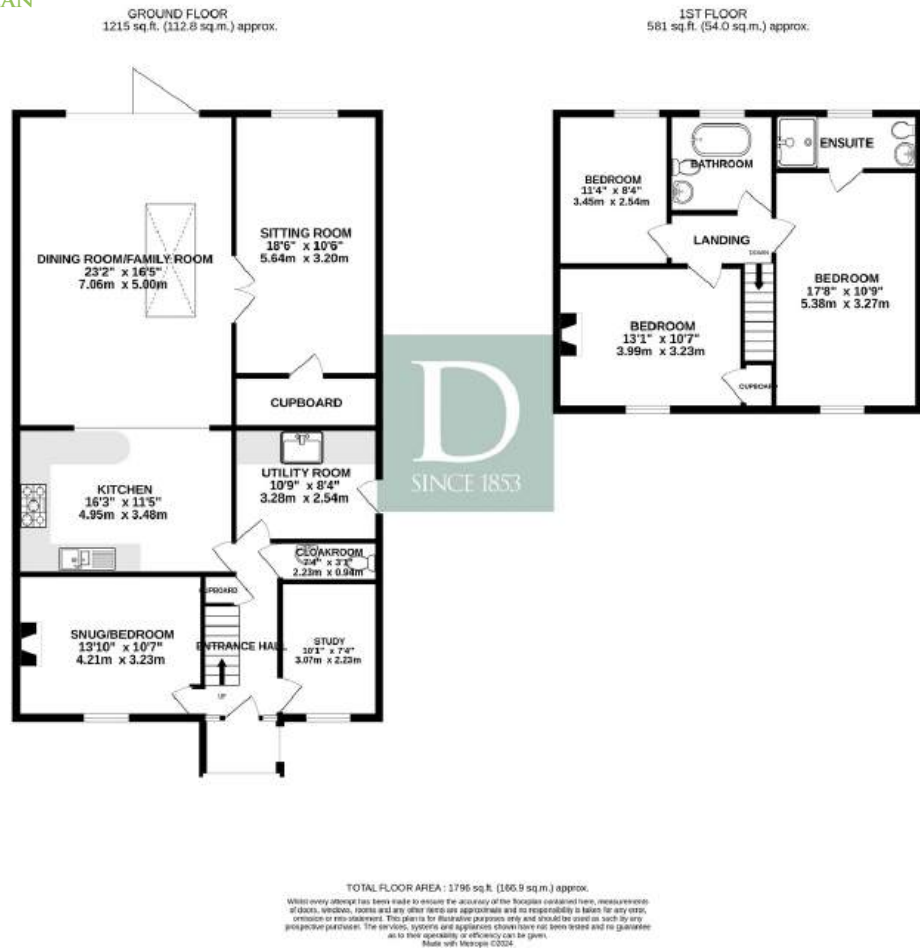








## FLOOR PLAN



## SERVICES

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

## ENERGY EFFICIENCY

TBC

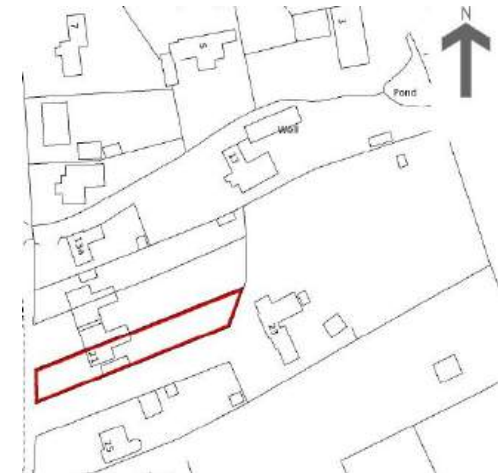
## VIEWING

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

## AGENT'S NOTE

The vendors have obtained planning permission under reference 3PL/2024/0171/HOU for a proposed 2 bedroom loft conversion with rear dormer.

## BOUNDARY



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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