



## Pear Tree Cottage

The Street | North Lopham | Diss | IP22 2NE

Guide Price £750,000

**DURRANTS**  
SINCE 1853



## Key features

- Detached period house
- Abundance of character
- Conservatory
- Two garages and a car port
- Parking for several cars
- Ensuite to principal bedroom
- Superb established gardens
- Sought-after village
- Versatile accommodation
- Excellent sense of arrival

## Description

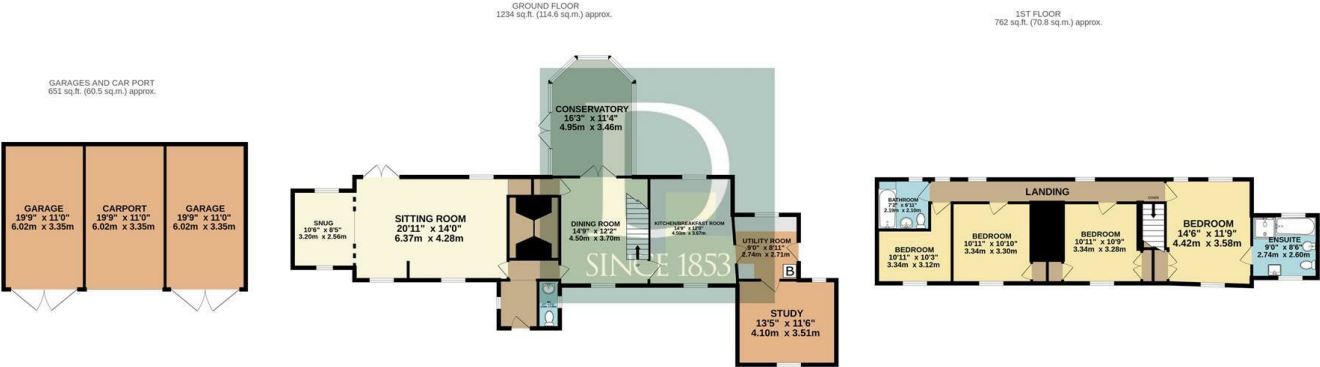
A charming unlisted detached period house in the heart of the popular village of North Lopham. It is set back from the road with parking for several cars and superb established garden of 0.78 acre.

## Directions






Floor plans



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 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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