

BURY ROAD HOPTON, IP22 2NU FOR SALE

- 3-BEDROOM DETACHED BUNGALOW
- LARGE PLOT IN EXCESS OF 1/4 ACRE
- WELL PRESENTED
- AIR SOURCE HEAT PUMP
- SOLAR PANELS
- GARAGE & DRIVEWAY
- MODERN KITCHEN
- WELL-SERVED VILLAGE
- ELECTRIC CAR CHARGER
- EPC C
- COUNCIL TAX BAND D



PRICE
£495,000



GD Estates are delighted to present this exceptional three-bedroom detached bungalow, perfectly positioned in the sought-after village of Hopton.

Set on a generous plot, this beautifully maintained home offers spacious and versatile accommodation throughout. Inside, you'll find three double bedrooms, including an en-suite to bedroom one, a large modern kitchen, a bright living room, a dining room, a conservatory, a practical utility room and family bathroom.

Externally, the property boasts wraparound gardens to the front and rear, two separate driveways providing ample off-road parking, and two substantial garden sheds — ideal for storage or hobbies.

During their time at the property, the current owner has made several improvements, including the installation of an air source heat pump and solar panels, enhancing both energy efficiency and sustainability



LOCATION:

Hopton offers a wide range of everyday amenities, including a shop, pubs, a church, a dental practice and a primary school. Its location provides convenient access to both state and independent secondary education options across Suffolk and Norfolk.

The surrounding countryside is particularly scenic, with numerous walking routes nearby- most notably Knettishall Heath.

The village is well situated for travel to larger towns and cities such as Bury St Edmunds (12 miles), Diss (10 miles), Norwich (27 miles), and Cambridge (42 miles) and London via the M11. Nearby train stations at Diss and Thetford offer direct links to London's Liverpool Street and King's Cross stations.

ENTRANCE HALL:

Entry to the property is through a composite front door, opening into a spacious internal hallway which features two radiators and access to the loft via a ceiling hatch.

LIVING ROOM

20' 8" x 11' 7" (6.3m x 3.53m):

A light and airy living room benefits from a uPVC bay window to the side aspect, an electric fireplace, one radiator, and two additional uPVC windows to the front, allowing for plenty of natural light.

DINING ROOM:

Dual aspect dining room with uPVC windows to side and rear. One radiator.

KITCHEN

24' 4" x 11' 2" (7.42m x 3.4m):

A modern and spacious kitchen, well-equipped with a range of wall-mounted and under-counter units topped with square-edge granite-effect worktops and complemented by tiled splashbacks. Features include an inset stainless steel one-and-a-half bowl sink with drainer and mixer tap, an electric range-style cooker with extractor hood above, and an integrated dishwasher. A wall-mounted heater and a uPVC window to the side aspect complete the space.

UTILITY ROOM

12' 11" x 1' (3.94m x 0.3m):

The utility room features a selection of wall-mounted and under-counter cabinets with square-edge worktops and complementary tiled splashbacks. There is a breakfast bar and space and plumbing for both a washing machine and tumble dryer, along with a radiator, a uPVC window to the side aspect, and internal access to the garage.

CONSERVATORY

12' 5" x 9' 9" (3.78m x 2.97m):

The brick-built conservatory features a uPVC glazed roof, uPVC patio doors opening to the rear garden, and uPVC windows to both the side and rear aspects, allowing for plenty of natural light.



BEDROOM 1

11' 9" x 11' (3.58m x 3.35m):

A spacious double bedroom featuring a built-in double wardrobe, one radiator, a uPVC window to the front aspect, and access to:

ENSUITE:

The en-suite comprises a white three-piece suite, including a shower cubicle with electric shower, a low-level WC, and a pedestal wash hand basin. Additional features include a storage cupboard, radiator and an obscure-glazed window to the side aspect for privacy.

BEDROOM 2

11' 8" x 9' (3.56m x 2.74m):

The second double bedroom includes one radiator and a uPVC window to the front aspect.

BEDROOM 3

10' 4" x 7' 8" (3.15m x 2.34m):

The third double bedroom includes built-in double wardrobes, one radiator, and a uPVC window to the rear aspect.

FAMILY SHOWER ROOM

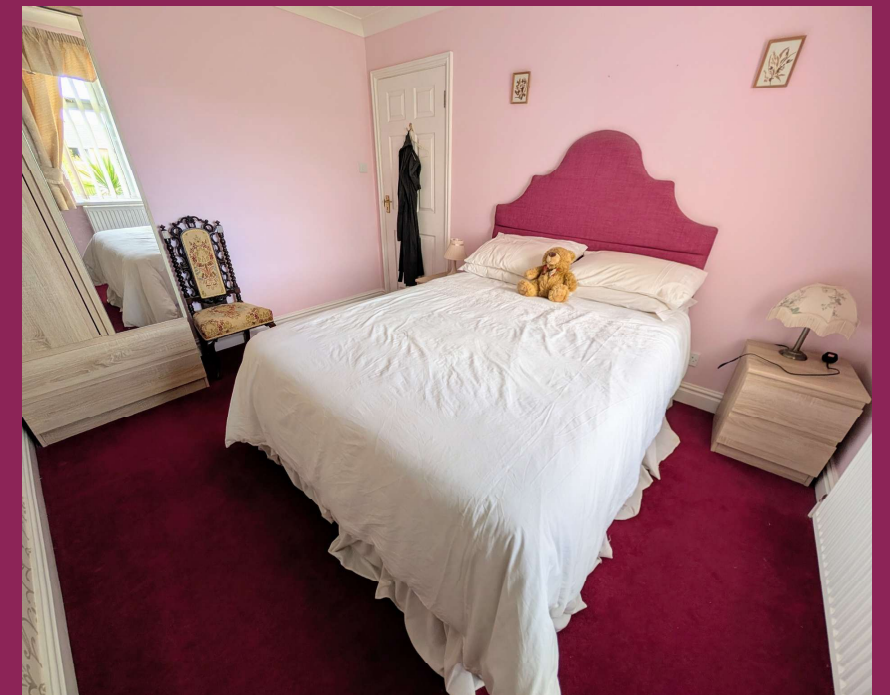
7' 8" x 6' 5" (2.34m x 1.96m):

The bathroom features a white three-piece suite comprising a shower cubicle with mains-fed shower, a wall-mounted wash hand basin with storage below, and a low-level WC. Additional amenities include a heated towel rail and an obscure-glazed uPVC window to the rear aspect for privacy

EXTERNALLY:

Externally the property sits in a plot of approximately 0.26 acres (sts) and boasts beautifully maintained front and rear gardens. To the rear is a fully enclosed garden predominately laid to lawn with an attractive patio area, two large garden sheds (both with power and lighting) a greenhouse on a brick standing. The front of the property can be accessed from either side of the rear garden.

To the front the property boasts a large lawned area which wraps around the property, as well as two separate driveways providing off-road parking for multiple vehicles. The garage (19' / 9' 4') can be accessed via an electric door, and offers power, lighting, electric car charger and storage.







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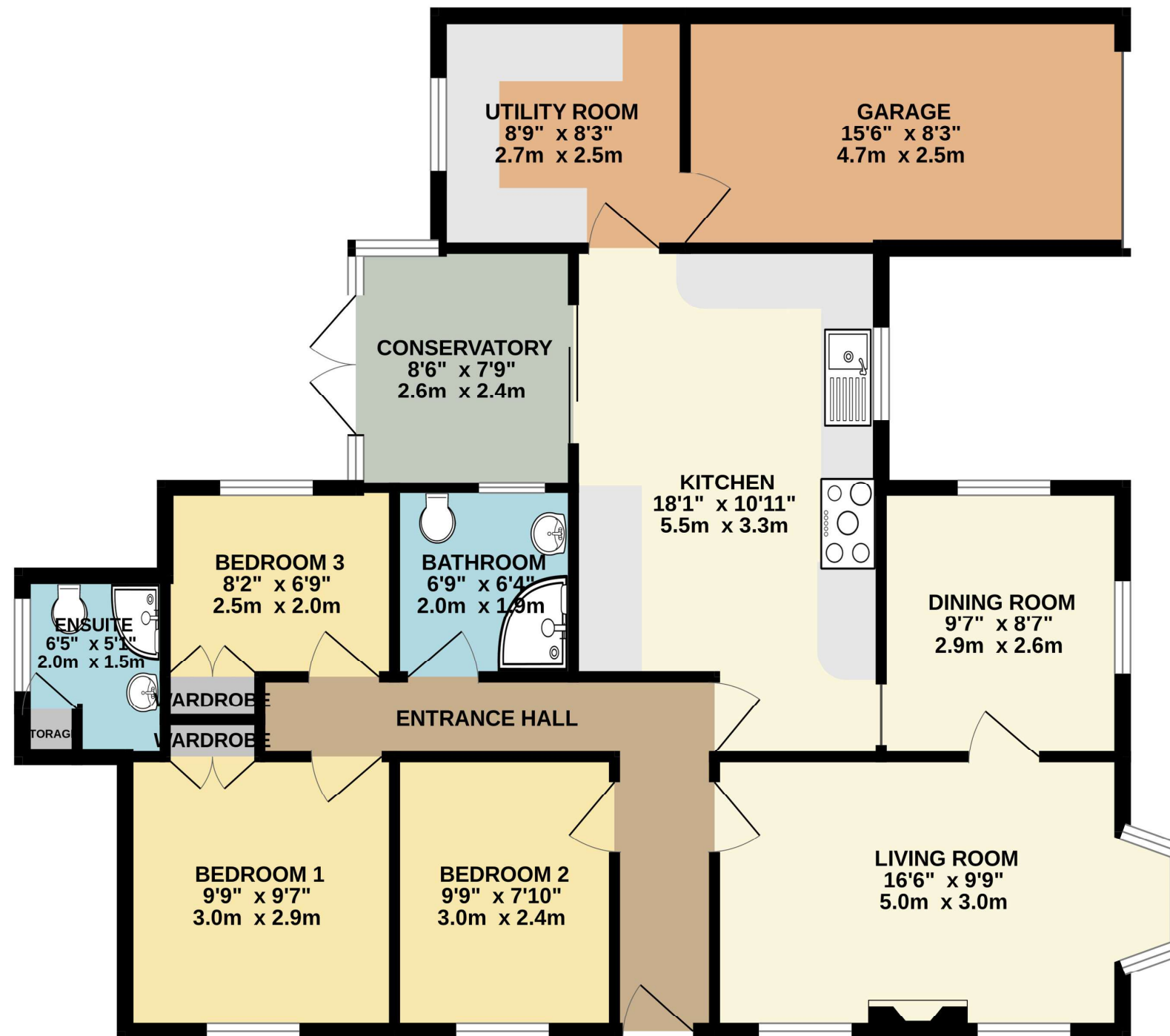


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GROUND FLOOR



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