



## COMMON ROAD, HOPTON IP22 2QY

£300,000  
FREEHOLD

Nestled in the charming village of Hopton, this exciting restoration project offers a wonderful opportunity to create a beautiful home on a generous plot of approximately 0.29 acres. The accommodation is arranged over two floors, with the ground floor featuring a welcoming entrance hall, spacious sitting room, separate dining room, ground floor bathroom and a large kitchen/dining room complemented by a useful utility and cloakroom. Upstairs, there are three well-proportioned bedrooms and a shower room. The property is approached via a walled entrance, with a driveway providing ample parking and access to the single garage. The mature, enclosed garden surrounds the home and includes a delightful variety of trees and shrubs, offering privacy and excellent potential for landscaping. Perfect for those seeking a rewarding renovation project in a peaceful village setting.

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# COMMON ROAD

• Chain Free! Restoration Project • A Large Detached Three Bedroom House • Two Generous Sized Reception Room • Oil Fired Heating • Bathroom, Shower Room & Ground Floor Cloakroom • Three Double Bedrooms • Garage & Parking • Large Kitchen/Breakfast Room • Set On A Large Plot Surrounding The Home • Step Inside Today With Our 360 Virtual Tour!



## Entrance Porch

Front door with panel windows to front. Panel glass door opening to the entrance hall. Radiator.

## Entrance Hall

Doors leading into the sitting room and dining room. Radiator.

## Sitting Room

Spacious room with fireplace surround. Built in archway shelving. Dual aspect windows to front and side. Two radiators.

## Dining Room/Bedroom

Well proportioned room with dual aspect windows to front and rear. Two radiators.

## Inner Hall

Stairs leading to the first floor. Under stairs storage and storage cupboard.

## Bathroom

Fully tiled with WC, bidet and wash basin. Bath with handheld shower head. Windows to front and radiator.

## Kitchen/Breakfast Room

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for appliances and pantry cupboard. Storage cupboard housing the water tank. Windows to front and rear. Radiator.

## Utility Room

Wall, base and cupboard and drawer units with work tops over. Inset sink and drainer. Space for appliances and built in storage cupboards. Window to rear and housing the oil boiler.

## Cloakroom

WC and wash basin

## Rear Porch

Brick flooring and side door access to garden. Personal door into the garage and storage room.

## Storage Room

Door into the rear porch.

## Landing

Window to front and loft access. Radiator.

## Bedroom 1

Double room with loft hatch. Window to rear and radiator.

## Bedroom 2

Double room with wash basin. Window to side and radiator.

## Bedroom 3

Double room with window to side. Radiator.

## Shower Room

WC and wash basin. Separate shower cubicle.

## Outside

The property is approached via a shingle driveway surrounded by mature shrubs and established seasonal trees offering privacy. The garden is enclosed and wraps around the home with excellent potential for landscaping.

## Garage

Up and over door, window to side. Power connected.

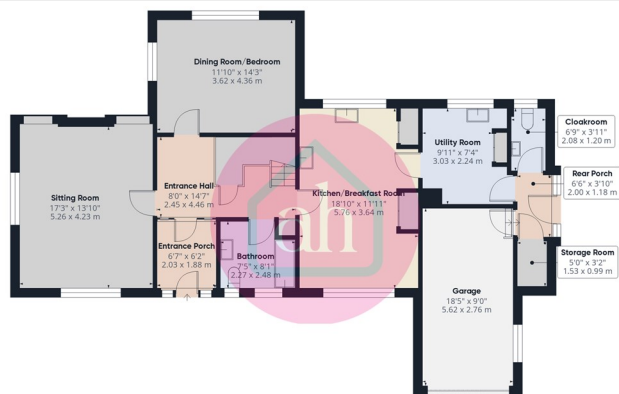




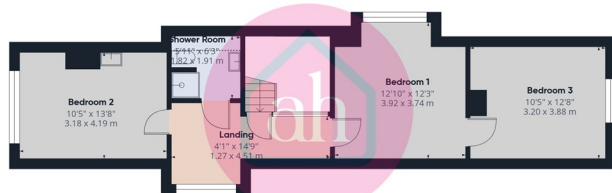
## COMMON ROAD







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
1737 ft<sup>2</sup>  
161.4 m<sup>2</sup>

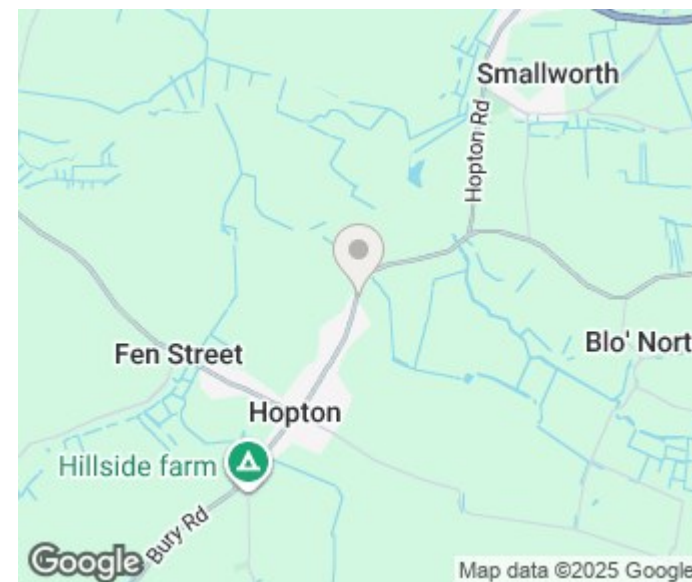
Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE 360



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	

EPC Rating: TBC G Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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