



Church View
South Lopham | Diss | Norfolk | IP22 2LH

STYLISH MODERN HOME



Built just five years ago, this comfortable and extremely well-appointed four-bedroom home offers everything the family needs – plenty of living and sleeping space, a sunny secure garden with country views, a village location and ample off-street parking. Immaculately presented inside and out with nothing needing attention, you can arrive, unpack and crack on with enjoying the best of country life.



KEY FEATURES

- Detached four-bedroom property
- Principal Bedroom with ensuite
- Wonderful open plan living room with wood burner
- Large and social kitchen diner with Bosch appliances
- Built in 2020 by reputable local builder
- Underfloor heating on the ground floor
- Direct access to country walks
- Approximately .2 of an acre (stms) with direct country views
- A short drive from the train links and amenities of Diss
- Fantastic local community and pub

The entrance is shared with the twin property nearby and leads to a broad driveway with plenty of off-street parking. Undercover parking is also available in a detached double garage with electric doors. A few steps bring you to the canopied porch and from there into an entrance hall lit by Velux windows overhead.

Step Inside

There is an immediate sense of space, tranquillity and order for which several factors are responsible. Walls are pale and unfussy while glass doors transmit light around the interior. Continuous flooring of beautiful warm oak unifies the spaces while also concealing underfloor heating and eliminating the need for unsightly radiators. All around is clean, uncluttered and calm. The ground-floor layout is an ideal combination of open-plan and separated spaces, providing a large social space in the adjoined kitchen and living rooms as well as a separate study near the entrance. This smaller room would equally well make an alternative living space or snug.

Family room

Running the full depth of the house and thus over 32 feet long, the sitting room can accommodate a crowd with ease. A window at the front and wide French doors to the terrace at the rear illuminate the building right to its centre. At one end, a modern iteration of a classic country fireplace is neat and tidy with a simple but stout oak lintel above the wood-burning stove. The chimney itself is external, resulting in a hearth which is flush to the wall on the inside – minimal and elegant. At the other end of the room is plenty of space for a dining table in the perfect spot – not in the kitchen, but not out of it either. A room-dividing kitchen counter informally separates working and dining areas so that cooks and diners can co-exist. Parents of younger children will especially appreciate being able to supervise homework, play or projects at the table while preparing meals on the other side of the counter.





KEY FEATURES

The smart kitchen design is one that will probably never date – white units below sleek black counters laid out in a large U-shape. Bosch appliances, including separate fridge and freezer, are all integrated seamlessly, maintaining the streamlined look. In here, oak flooring is replaced by shiny light-reflecting stone. Also on this floor are a utility next to the kitchen and a WC accessed from the central hallway.

Upstairs

Stairs from the entrance hall lead to four double bedrooms on the first floor, each occupying a corner of the building. Fitted carpets and oak doors on this floor provide privacy and quiet. Of special note is the Juliet balcony off the master bedroom where glass doors and a glass balustrade allow an uninterrupted view all the way down the garden and over the fields to the church. This room benefits from an en-suite shower room, while a family bathroom with both tub and shower stall serves the other three bedrooms.

Outside

For a plot this size (approximately a fifth of an acre (stms) for the plot as a whole), this is as low maintenance as it gets. A smart new porcelain terrace immediately behind the house is perfectly placed for easy summer dining al fresco. Borders either side planted with shrubs will need almost no attention while the grass between them will be simple to mow. The clincher here is probably the simple country fence at the far boundary, allowing the eye to travel over the fields behind. At the end of the day, this is a wonderful spot to sit, glass in hand, and watch the sun set over the fields. Despite the apparent openness of the garden, dog owners will be glad to note that their furry friends are in fact safely contained. A gate in this rear boundary fence brings you directly onto footpaths, meaning country walks straight from home – heaven.

On the doorstep

The Lophams are made up of a collection of settlements in this pretty part of Norfolk with two pubs (the White Horse is but two minutes' walk away while the King's Head in North Lopham is a pleasant half hour across the fields), both serving food. The Lophams share a primary school and an active village hall between them. Country walks are abundant locally especially at nearby nature reserve Redgrave and Lopham Fen, or a little farther afield at Knettishall Heath or Thetford Forest.

























INFORMATION



How far is it to

The busy market town of Diss with its supermarkets and boutique shops is just a 10-minute drive away. From here trains depart regularly on the mainline between London and Norwich as well as to Cambridge. By car, Norwich can be reached in 50 minutes and Bury St Edmund's in 40 minutes.

Directions:

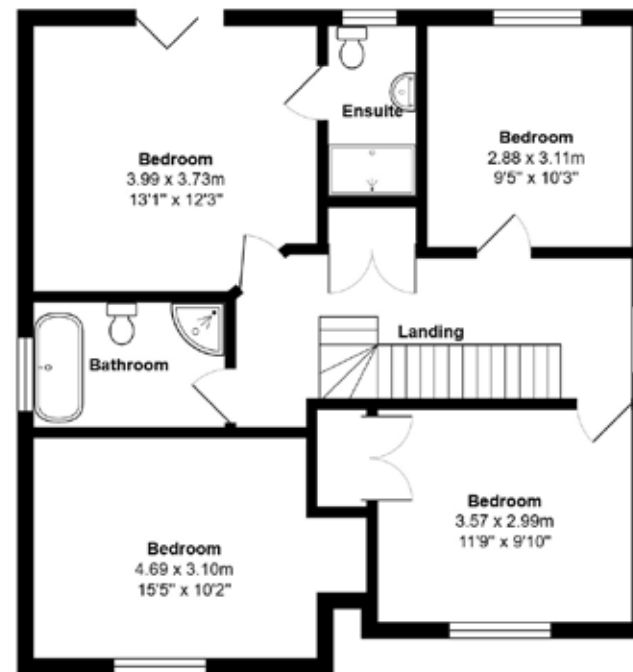
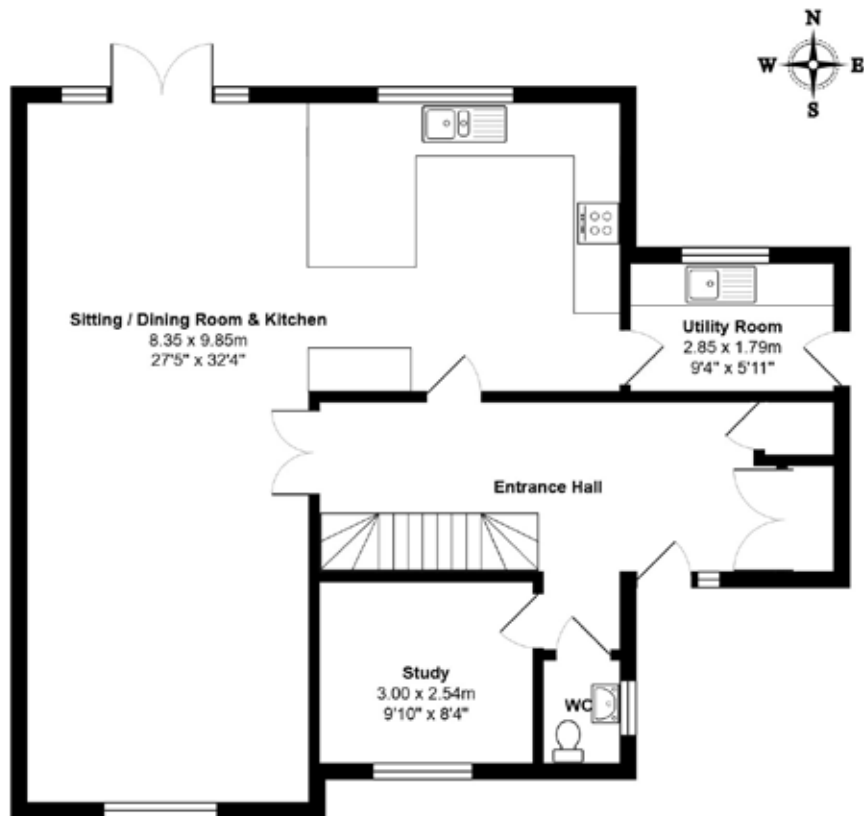
From Diss head west on the 1066 to South Lopham. The property is on your right.

What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location [/// /bump.sheets.mega](#)

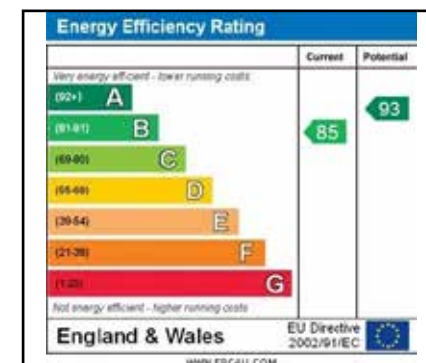
Services, District Council and Tenure

Oil Fired Central Heating - Underfloor Heating to ground floor.
Mains Electricity and Water - Private Drainage (Treatment Plant)
Broadband Available - Fibre is available but please check www.openreach.com/fibre-checker for your chosen provider
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check
Breckland District Council - Band E
Tenure: Freehold



Total Area: 165.3 m² ... 1780 ft²

All measurements are approximate and for display purposes only



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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