



The Green, North Lopham - IP22 2NF



The Green

North Lopham, Diss

This STUNNING FOUR BEDROOM DETACHED HOME, built in 2020, offers CONTEMPORARY LIVING at its finest, set within a GENEROUS 0.36 ACRE PLOT (stms) and backing onto beautiful ROLLING FARMED FIELDS for a truly picturesque outlook. Boasting over 1880 SQ. FT of IMMACULATE INTERNAL ACCOMMODATION (stms), the property welcomes you through a light-filled entrance hall, leading to a SEPARATE DUAL ASPECT SITTING ROOM and a formal DINING ROOM, perfect for both relaxed evenings and entertaining guests. At the heart of the home is a SPECTACULAR 24' HIGH END KITCHEN/DINING ROOM, designed for families and hosting, featuring premium appliances, elegant finishes, and ample space for gatherings. Upstairs, discover FOUR WELL-PROPORTIONED DOUBLE BEDROOMS, including a PRINCIPAL SUITE and a SECOND BEDROOM, both with LUXURIOUS EN-SUITES, alongside a FOUR PIECE FAMILY BATHROOM and a convenient GROUND FLOOR WC. The home is finished to the highest standard throughout, with HIGH END FIXTURES AND FITTINGS, creating a sleek, modern feel in every room. Additional benefits include a LARGE DRIVEWAY accommodating multiple vehicles, a DETACHED DOUBLE GARAGE for secure storage, and close proximity to LOCAL AMENITIES, SCHOOLING, and PUBLIC TRANSPORT LINKS.



With MOTIVATED VENDORS and a TURN-KEY CONDITION, this exceptional property is ready to welcome its new owners.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached Home Built In 2020 with 0.36 Acre Plot (stms)
- Backing Onto & Enjoying View Over Rolling Farmed Fields
- Over 1880 Sq. Ft Of Immaculate Internal Accommodation (stms)
- Separate Dual Aspect Sitting Room & Dining Room
- Stunning 24' High End Kitchen/Dining Room Ideal For Families/Hosting
- Four Well Proportioned Double Bedrooms
- Four Piece Family Bathroom, Two En-Suite's & Ground Floor WC
- Large Driveway For Multiple Vehicles & Detached Double Garage

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 distant.



SETTING THE SCENE

The property can be found set back from the main street where a select and exclusive development of homes emerges towards the end of a shingle track turning to your left and carrying on towards the farmed fields. A five bar swinging timber gate grants access to a large sweeping driveway at the front of this home. Parking can be had for multiple vehicles and to easily accommodate friends and family when visiting. With access to each side of the home taking you towards the rear garden. Towards the top of the drive a detached double brick garage is on offer with a laurel hedge frontage planted on the perimeter to further add to the privacy of the home.

THE GRAND TOUR

Stepping inside a large formal lobby is the first space to greet you, perfectly setting the tone for the rest of the home laid with all high end hard wearing wooden effect flooring, this bright and airy space grants access to all accommodation within the home on the ground floor as well as stairs for the first floor with glass balustrades and a light oak finish. Behind the stairs a handy two piece WC features vanity storage and fitted shutter blinds. To the right hand side a dual aspect sitting room makes the most of its position allowing natural light to flood the room with large open carpeted floor space conducive to a potential choice of layout of soft furnishings. Within the chimney breast a cast iron wood burning fire has been added set upon a tiled hearth with solid wooden mantel above leaving the space ideal for cosier evenings. Towards the front of the home, on the adjacent side to the sitting room, sits a versatile third reception room currently functioning as a formal dining area - this space can be multi use depending on needs of the potential buyers as a snug sitting room, children's playroom or potential home office if required. Just off to the side and accessed through the left hand side of the home is a handy boot room and utility area ideal for modern family living. The space features a multitude of fitted storage with plumbing for further white goods and appliances.

The showpiece of the home comes towards the very rear in the form of a well proportioned 24' open plan kitchen and dining area. The space is perfectly suited to hosting friends and family with a high end finish to be enviable of. Within this space the current owners have opted for additional storage to be fitted creating a multitude of wall and base mounted cabinetry partnered with Quartz work surfaces and extended breakfast bar seating area with integrated appliances to include the dishwasher, fridge, freezer, oven and hob. Towards the rear of this room the tile flooring opens up to create the perfect space for further seating arrangements with French doors opening onto the patio and bi-folding doors leading directly onto the expansive rear garden fully encapsulating the farmed field view surrounding the home.

The first floor landing allows access into each of the four bedrooms within the property with a large open landing basking in natural light courtesy of yet another dual facing aspect. The principal bedroom sits towards the very rear of the home, perfectly positioned to enjoy the views from the first floor window where again fitted shutter blinds have been installed by the current owners. A large open carpeted floor space is suited to a large double bed with further soft furnishings with the addition of a walk in wardrobe and high end en-suite shower room complete with rainfall shower head and tall heated towel rail. From the landing, three further double bedrooms are on offer with the first two being similarly sized, off to the side of the landing, each being more than capable of holding a double bed with further soft furnishings and storage solutions whilst another well proportioned double bedroom sits towards the very front of the home and again benefiting from the direct use of a high end ensuite shower room just off from the landing. A stunning four piece family bathroom suite can also be found and utilised featuring a standalone bath, walk in shower unit, tall heated towel rail and vanity storage all with a immaculate yet neutral finish.

FIND US

Postcode : IP22 2NF

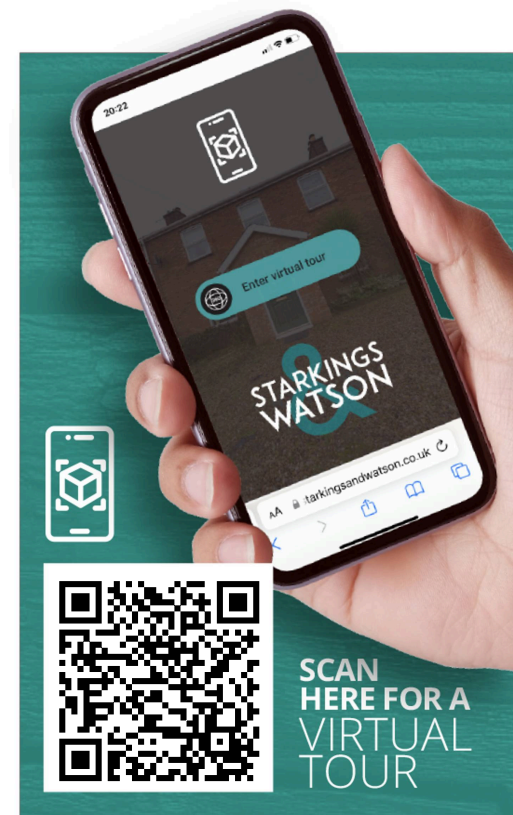
What3Words : ///navigate.aboard.shoelaces

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property will benefit from having an external electric car charger fitted prior to sale.







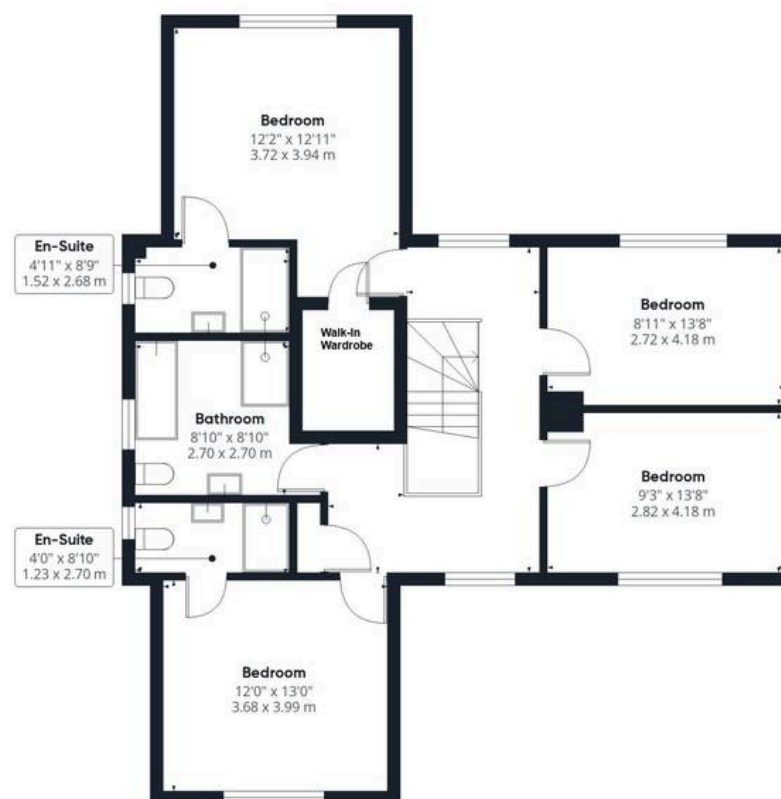
THE GREAT OUTDOORS

The rear garden and side garden off the home have been extended by the current owners to create a generous plot measuring 0.36 acres (stms) in total. Directly as you exit from either the sitting room or open kitchen dining room space, a wrap around flagstone patio creates the ideal space to sit and enjoy the warmer months with garden furniture whilst a expansive lawn rolls out beyond this creating a multitude of options and potential for keen gardeners to turn the space into their own. Low level timber fencing fully encloses the garden and helps to enhance the surrounding beauty of this home's setting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1883 ft²
174.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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