

MAY COTTAGE

CHURCH ROAD, SOUTH LOPHAM, DISS, IP22 2LN





A beautifully presented detached family home enjoying far-reaching countryside views, ideally situated in a sought-after, non-estate location within the desirable village of South Lopham.

Designed with contemporary family living at its heart, the accommodation offers an effortless balance of practicality and style, with well-proportioned rooms and an abundance of natural light throughout.

The welcoming entrance hall leads through to a beautifully presented sitting room, where a wood-burning stove provides a cosy focal point. Bifold doors frame views of the garden and open onto the patio, making the space equally suited to quiet evenings or entertaining family and friends. The open-plan kitchen and dining room is undoubtedly the centrepiece of the home. Finished to an excellent standard, it incorporates a stylish central island, generous storage and extensive worktop space, whilst windows on three aspects and direct access to the garden create a wonderfully bright and sociable environment. Completing the ground floor is a versatile additional reception room, ideal as a home office, gym or playroom, together with a separate utility room and cloakroom. The first-floor accommodation offers four generous double bedrooms,

thoughtfully arranged around a spacious landing. The principal bedroom enjoys an attractive rural outlook across the surrounding fields and benefits from fitted storage and a contemporary en-suite shower room. A second rear-facing bedroom also shares these far-reaching countryside views, while a beautifully appointed family bathroom serves the remaining bedrooms. Constructed just four and a half years ago by a local builder, the property benefits from the remainder of its NHBC warranty, offering added peace of mind for prospective purchasers.

The property is set back from the road behind a generous frontage, where a spacious driveway provides off-road parking for multiple vehicles and leads to the attached garage. A neatly tended lawn and attractive planting create an appealing first impression. The rear garden has been thoughtfully designed to provide a private and peaceful outdoor space. A generous paved terrace adjoins the house, offering the perfect setting for outdoor dining and entertaining, while the lawn extends towards







mature hedging, framing delightful views across the surrounding countryside.

LOCATION

South Lopham is a popular rural village with primary school and pub close by. Diss, just 7 miles/15 minutes' drive away, 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.

SERVICES

Air source heat pump providing under floor heating to the ground floor with radiators to the first floor. Mains electric and water are connected with drainage via a private treatment plant (Durrants have not tested any apparatus,

equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Breckland District Council. Council Tax Band – E

ENERGY PERFORMANCE -

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us.



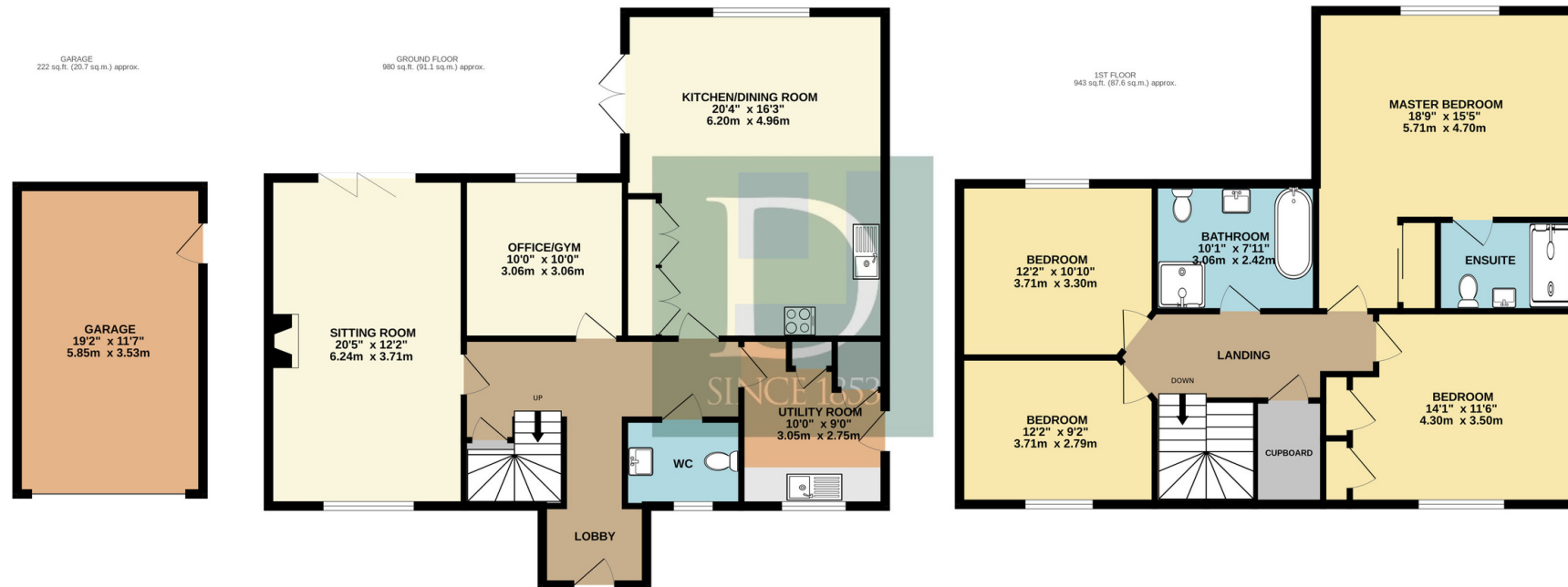


BEAUTIFULLY
PRESENTED





FLOOR PLAN



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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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