



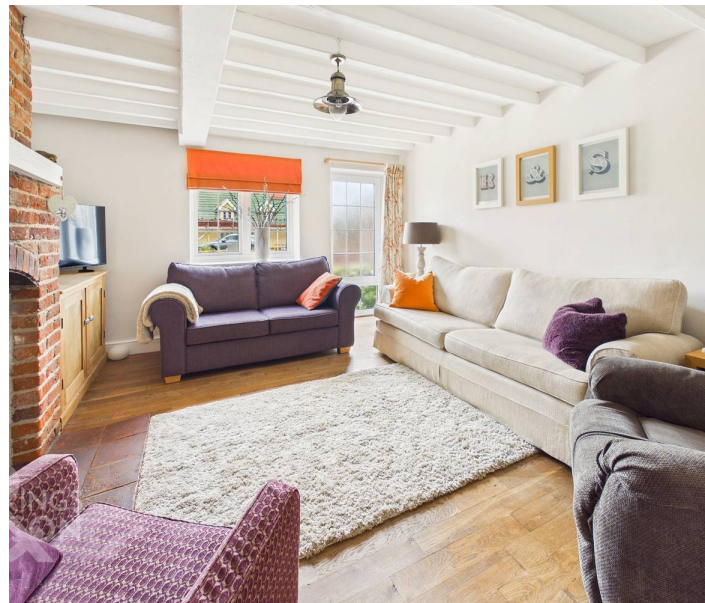
The Street, North Lopham - IP22 2LT



The Street

North Lopham, Diss

Step inside this STUNNING END OF TERRACE COTTAGE, beautifully presented throughout and offering over 1100 SQFT (stms) of versatile living space. The welcoming rear entrance/utility leads you into the central hallway flooded with natural light. A SEPARATE SITTING ROOM with character features and a WOODBURNER can be found to the front creating a cosy atmosphere for relaxing evenings. Flowing seamlessly from the hallway, discover the OPEN PLAN COUNTRY STYLE KITCHEN which is presented in excellent order having been recently re-fitted. This in turn opens into an IMPRESSIVE DINING ROOM, ideal for entertaining family and friends with ample space for a large dining table and direct garden views. Completing the ground floor is a useful W/C. Upstairs, you will find THREE AMPLE BEDROOMS, each thoughtfully designed to maximise comfort and storage, alongside a NEWLY FITTED BATHROOM featuring contemporary fixtures and a fresh, modern finish with double shower. The property is filled with charming character details, from exposed beams to cottage-style windows, while modern upgrades ensure a move-in ready experience such as wi-fi controlled cost effective electric radiators and new roof insulation front and back from November 2025. Enjoy the perfect blend of period charm and modern convenience in this welcoming home.



A SINGLE GARAGE and PLENTY OF OFF ROAD PARKING (ideal for multiple vehicles) add further practicality, making this an exceptional choice for growing families or anyone seeking a peaceful retreat with excellent amenities. The rear garden is a true highlight as well with the plot extending to ALMOST 0.2 ACRES (stsm). The MATURE REAR GARDENS offer a tranquil haven of established planting, sweeping lawns, and secluded seating areas (perfect for al fresco dining or summer gatherings) as well as a full market garden with raised planting beds.

Council Tax band: C
Tenure: Freehold

- Stunning End Of Terrace Cottage
- Beautifully Presented Throughout
- Over 1100 SQFT Internally (stms)
- Open Plan Country Style Kitchen Into Impressive Dining Room
- Separate Sitting Room With Woodburner
- Three Ample Bedrooms & Newly Fitted Bathroom
- Wonderful Mature Rear Gardens With Plot Of Almost 0.2 Of An Acre (stms)
- Plenty Of Off Road Parking & Single 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

Approached via the Street in the heart of the village, there is a shared hard standing driveway to the side of the house owned by the cottage with a right of way for all residents within the row which in turn leads to the parking area beyond. At the front of the cottage there is a shingled driveway with further parking for multiple vehicles. Within the shared parking area at the rear the cottage owns a large area of shingle suitable for at least 3 cars off road as well as the single garage with up and over door. A door from the driveway leads into the main reception with a gate from the hard standing driveway to the side into the back garden and an entrance door at the rear of the house.

THE GRAND TOUR

Entering the cottage via the main entrance door to the rear you enter into the very useful utility room with space for white goods as well as coats and shoes. The utility leads into the inner hallway with a tiled flooring and stairs to the first floor. The hall is flooded with light as well as access to the w/c. A door leads through to the sitting room as well as another door to the kitchen. The sitting room to the front benefits from exposed brick fireplace housing a woodburner as well as exposed timbers and a door to the front. There is also a door to the dining room off the sitting room. Using the door from the hallway into the kitchen a stunning newly fitted country style kitchen awaits with an impressive central island as well as bespoke solid base level units and wood worktops over. There is a double range style oven as well as space for various white goods. The kitchen flows perfectly into the dining room with space for a large table. Heading up to the first floor landing there are three bedrooms off the landing all of a generous size with the main two bedrooms benefitting from fitted storage. The bathroom has been recently re-fitted with a large double walk in shower, w/c and hand wash basin.

FIND US

Postcode : IP22 2LT

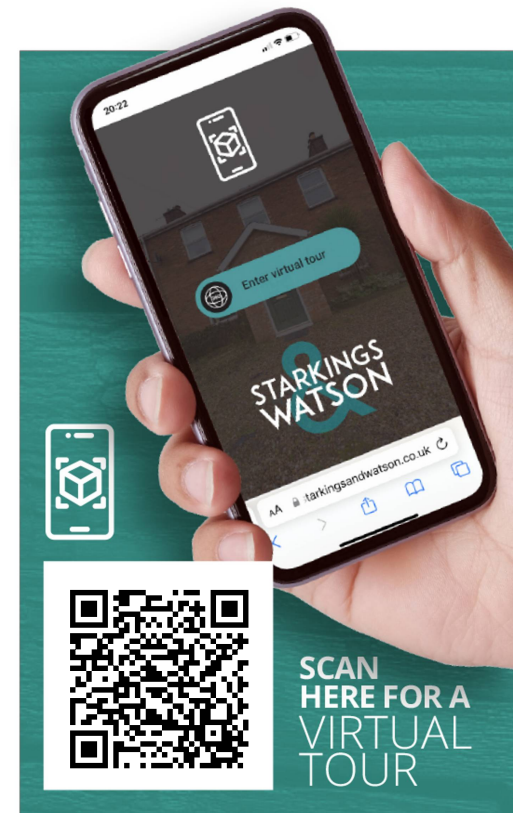
What3Words : ///smoke.slamming.gobbles

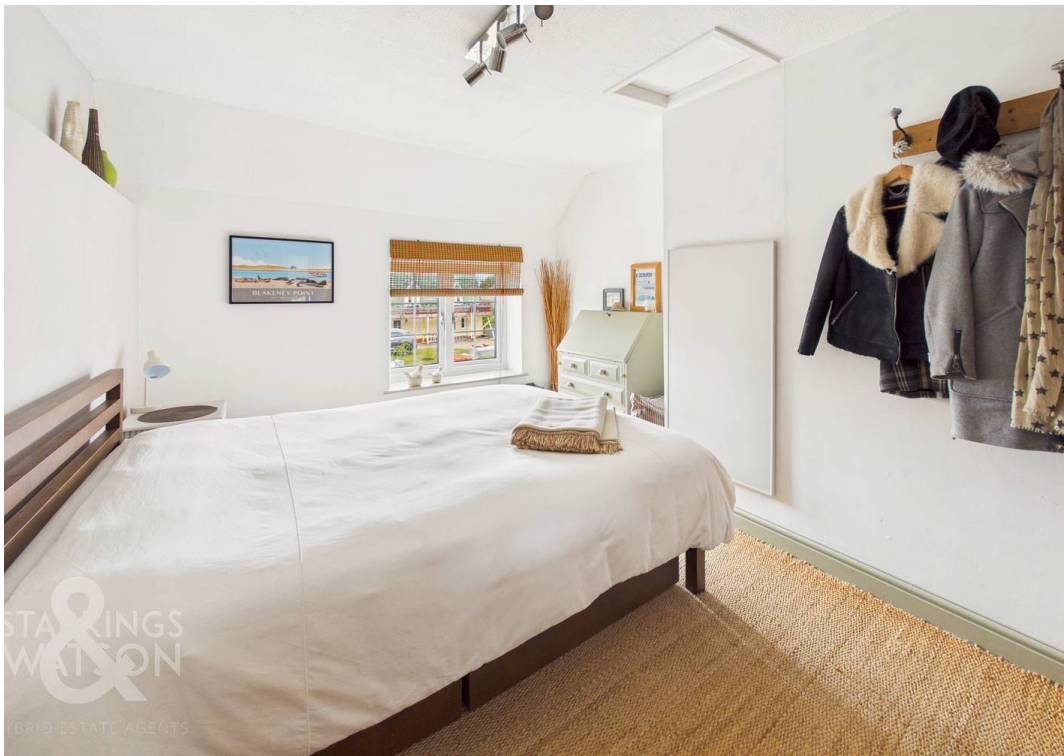
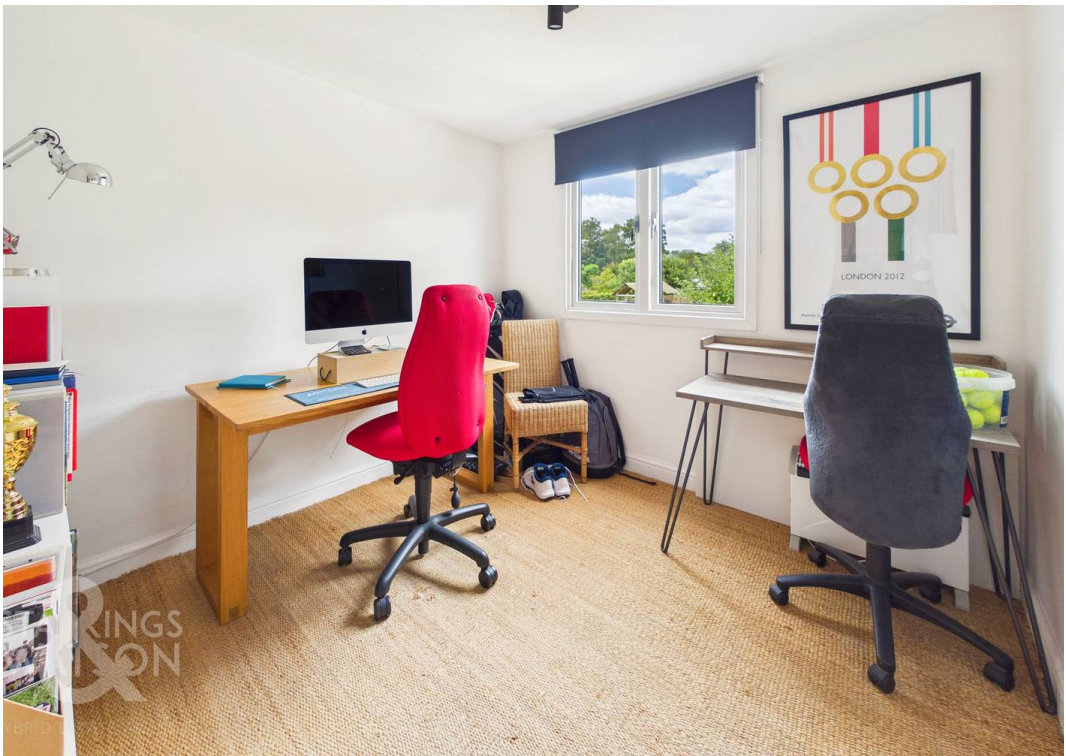
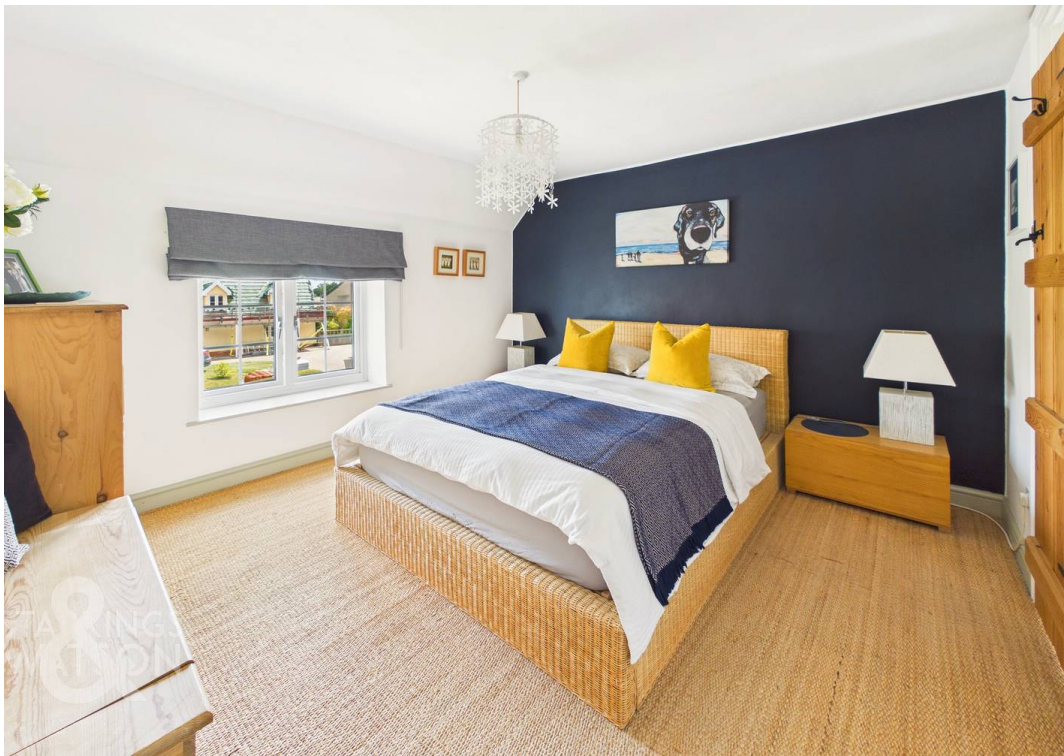
VIRTUAL TOUR

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

AGENTS NOTES

We understand the driveway to the side is owned by the cottage with a right of access as well as equal liability between all the residents for maintenance.

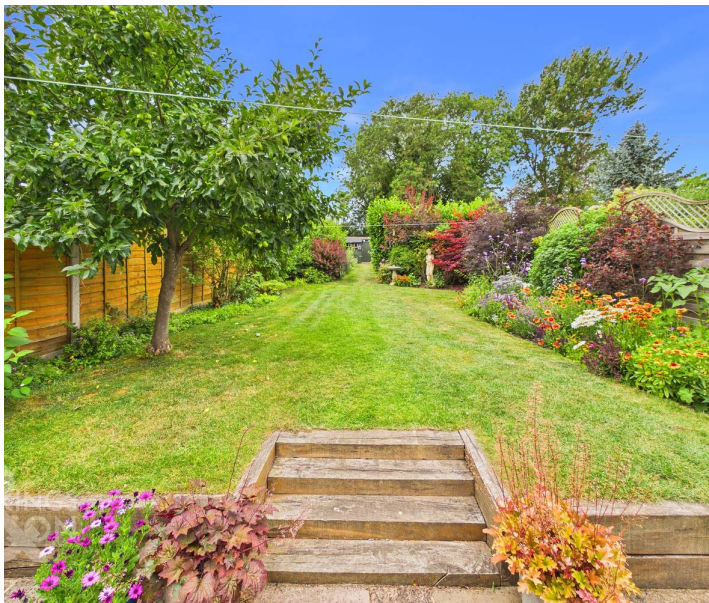






THE GREAT OUTDOORS

The rear garden is real delight with plenty of space for keen gardeners to explore. There is a paved patio area initially with plenty of space for a dining table with steps up to the main section of lawn. The lawns are flanked by an array of mature planting within the beds creating colour and privacy. The garden narrows slightly to then reveal the top section which is used as a market garden with well stocked vegetable area and raised beds as well as greenhouse and timber shed beyond. A gate at the top leads to the garage and large parking area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1113 ft²

103.6 m²

Reduced headroom

11 ft²

1.1 m²

(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.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.