



Bury Road, Hopton - IP22 2NU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Bury Road

Hopton, Diss

NO ONWARD CHAIN! This IMPRESSIVE FIVE BEDROOM PERIOD HOUSE is arranged over FOUR SPACIOUS FLOORS, offering over 2700 SQFT of accommodation (stms) and set on a GENEROUS PLOT OF APPROXIMATELY 0.7 ACRES (stms). Step inside to a welcoming entrance hall that leads to TWO ELEGANT RECEPTION ROOMS, perfect for entertaining or relaxing with family. The KITCHEN provides ample workspace and storage, with a separate UTILITY ROOM adjacent for added convenience. The property also features a VERSATILE BASEMENT LEVEL (ideal for storage) Upstairs, FIVE LARGE BEDROOMS over the two top floors offer flexible accommodation for family and guests, each room filled with natural light and period charm. The main bathroom and additional w/c ensure comfort for a busy household. This substantial home boasts a DETACHED TWO STOREY OUTBUILDING, presenting EXCITING ANNEXE POTENTIAL (subject to planning), ideal for extended family, a home office, or creative studio. With classic architectural details and a seamless flow between rooms, this property is perfect



for those seeking SPACE, CHARACTER, and FLEXIBILITY in a peaceful setting backing onto OPEN FIELDS. DRIVEWAY PARKING and INTEGRAL GARAGE can also be found completing this excellent home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Period House Arranged Over Four Floors
- Over 2700 SQFT Internally (stms)
- Plot Of Approx 0.7 Acres (stms)
- Two Receptions, Kitchen & Utility As Well As Basement
- Five Large Bedrooms
- Room For Development Potential (STP) And Backing Onto Open Fields Beyond
- Detached Two Storey Outbuilding With Annexe Potential

The property can be found on the edge of the popular village of Hopton, a sought after village located approximately 13 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 8 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street.



The village is blessed with an array of local amenities to include village stores, dentist, primary school, hairdressers, garden centre, café, parish church and public house.

SETTING THE SCENE

Approached via Bury Road there is a shared track to the side of the house which leads to the hard standing driveway to the side accessed via the secure gates. The driveway leads to the integral garage as well as to the detached outbuilding to the rear of the house. The main house can then be accessed by the front or the rear. The main entrance door to the front of the house can be accessed via a pedestrian gate from the roadside across the formal front garden leading into a small and useful porch.

THE GRAND TOUR

The house offers an extensive footprint arranged over four levels. The main entrance hallway provides a welcoming space leading to all main rooms with the stairs straight ahead to the first floor. Under the stairs, a staircase leads down to the basement level used for storage. To the left of the hallway is an impressive main sitting room with fireplace which spans over 23' (stms). Doors lead out to the conservatory space on the side of the house ideal for growing plants. On the other side of the hallway is the formal dining room to the front. The kitchen can be found beyond split into two section providing a range of wall and base level units with space for white goods also. There is also a wonderful walk in pantry cupboard. A step leads down from the kitchen to the utility space with further storage and space for white goods as well as a door out to the rear garden with a ground floor W/C beyond. Heading up to the first floor landing the property feels particularly spacious. There is a walk in dressing room accessed both off the landing and via the main bedroom. The main bedroom provides a dual aspect and generous proportions. There are two further bedrooms on this level as well as a large storage cupboard and separate w/c.

The main family bathroom is found adjacent with 'his and hers' hand wash basins, w/c and large double shower. A staircase leads from the landing up to the top level where two further double bedrooms can be found alongside a large walk in cupboard.

FIND US

Postcode : IP22 2NU

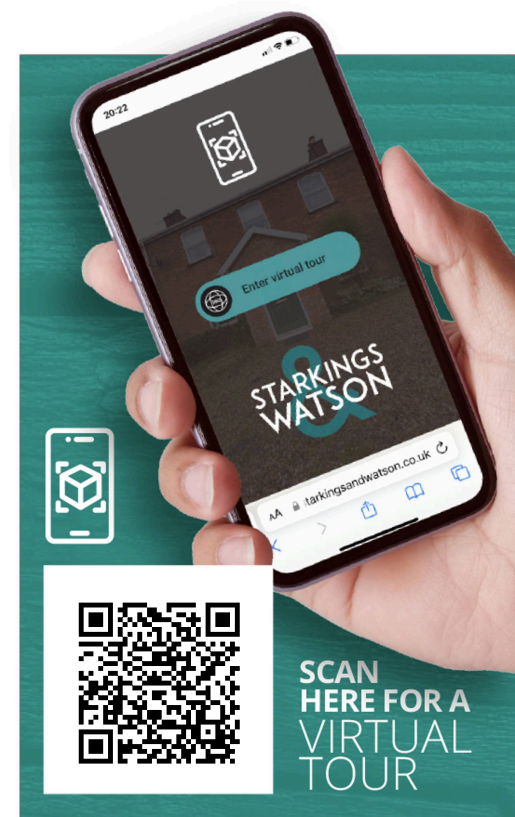
What3Words : ///growl.sourced.baseballs

VIRTUAL TOUR

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

AGENTS NOTES

The house has the benefit of solar panels to the rear aspect. Heating is provided via oil.



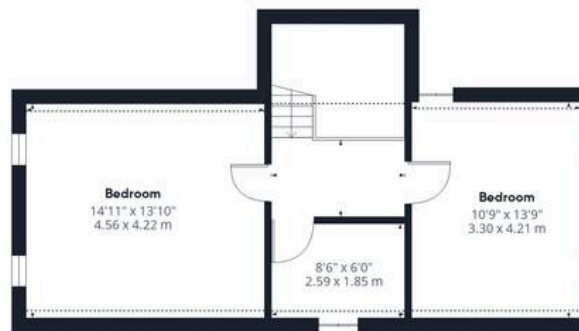
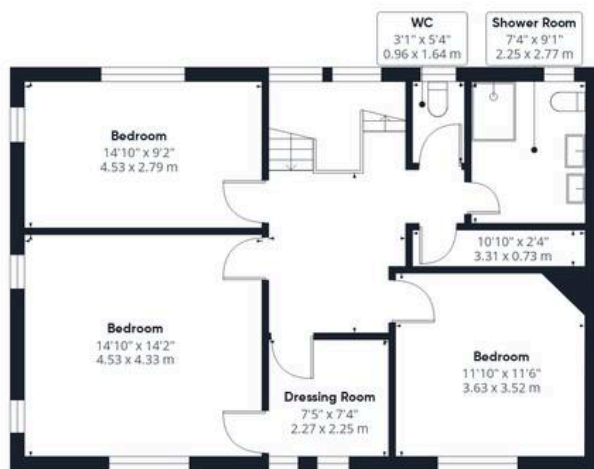
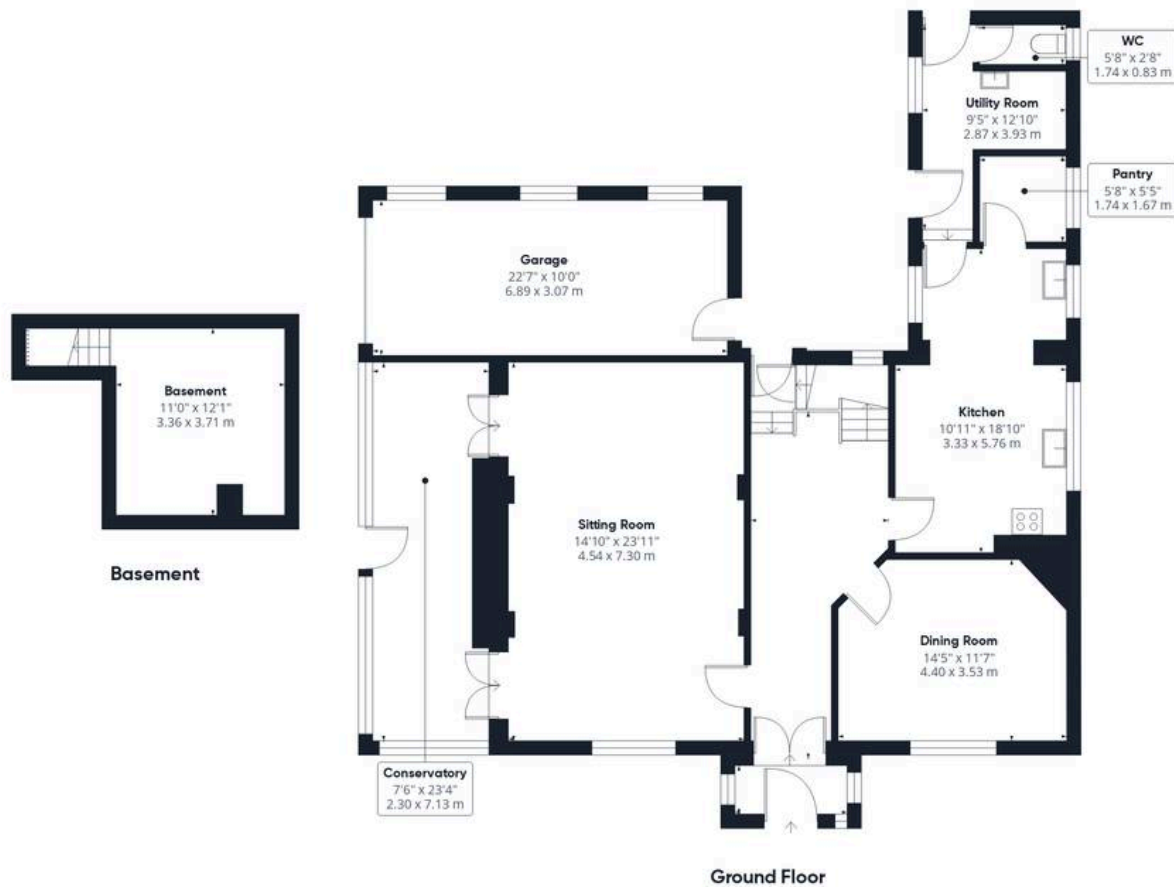




THE GREAT OUTDOORS

The beautifully kept gardens are mostly found to the rear. Initially there is a large paved patio ideal for outside furniture. a bridge leads over a ditch onto the expansive lawns with a central shingled feature ornamental area. There are further lawned gardens beyond as well as a plethora of mature trees. The gardens back onto open fields beyond and offer a keen gardener plenty of space and scope. Mature hedges surround the plot as well as well stocked borders. Access to the integral garage can be found from the rear of the house and access to the two storey outbuilding is detached from the house itself via the rear garden.





Approximate total area⁽¹⁾

2770 ft²
257.4 m²

Reduced headroom

36 ft²
3.4 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





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