



The Old Bakery, Nethergate Street, Hopton, Diss, Suffolk, IP22 2QZ

MARK · EWIN
BURY ST EDMUNDS

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Located in the heart of the village is this charming four-bedroom detached period home, ideally situated within the well-served village of Hopton, offering flexible accommodation, delightful gardens, and ample off-road parking. The property is entered via an entrance hall, which leads to a bright and inviting sitting room featuring double doors that open directly onto the rear garden. The well-appointed galley kitchen is fitted with a comprehensive range of wall and base units and includes integrated appliances comprising an oven, hob, fridge, freezer, and dishwasher. A further versatile reception room is positioned off the hallway and provides access to the staircase leading to the first floor. The ground floor also benefits from four generously proportioned bedrooms, offering exceptional flexibility for modern family living. One bedroom is currently utilised as an additional reception room, while another serves as a dedicated music room. The principal bedroom enjoys the advantage of an en-suite shower room, while a well-equipped family bathroom, featuring both a separate bath and shower, completes the ground-floor accommodation. The first floor hosts a spacious landing area leading to an additional double bedroom. Outside, the property enjoys a generously sized rear garden, predominantly laid to lawn and complemented by a paved patio area and mature shrubs and trees. To the front and side, a driveway provides ample off-road parking and leads to two useful outbuildings that are currently used as a home gym with power and light or offering excellent storage potential.

Agents note: There is a strip at the side which belongs to this property and is currently rented to the parish council for them to maintain via a peppercorn rental agreement.

Additional Information

Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard & Superfast are available in this area. (Source Ofcom) Mains Electric, Water and Drainage.
Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A143 towards Diss going through the villages of Great Barton and Ixworth. Upon entering the village of Stanton turn left onto Barningham Road along the B1111 and continue into the village of Hopton. Once entering the village take the left hand turning onto Nethergate Street and the property can be found on the left hand side.

Location

The village of Hopton is a well served village with many amenities including a village store, public house, primary school and church. The property is opposite the village store and church. The nearby town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hallway 30' 10" x 4' 6" (9.39m x 1.38m)

Sitting Room 18' 4" x 14' 11" (5.60m x 4.54m)

Kitchen 13' 4" x 7' 5" (4.07m x 2.27m)

Reception Room 11' 6" x 10' 3" (3.51m x 3.13m)

Bedroom 14' 10" x 9' 6" (4.52m x 2.89m)

Ensuite 6' 11" x 4' 9" (2.10m x 1.46m)

Bedroom 11' 5" x 11' 3" (3.47m x 3.42m)

Bedroom 11' 7" x 11' 4" (3.53m x 3.46m)

Bathroom 11' 7" x 8' 5" (3.52m x 2.57m)

First Floor Landing 9' 6" x 10' 6" (2.89m x 3.20m)

Bedroom 9' 11" x 9' 9" (3.02m x 2.96m)

Conservatory 14' 1" x 11' 3" (4.29m x 3.42m)

Rear Gardens

Driveway

Additional Information:

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Guide £450,000
Freehold



GROUND FLOOR



1ST FLOOR



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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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