



The Chestnuts Alia Way, North Lopham Diss IP22 2FH



welcome to

The Chestnuts Alia Way, North Lopham Diss

A beautifully presented three-bedroom detached home on a small exclusive development in the peaceful village of North Lopham. Finished to a high standard, the property offers a spacious lounge with wood burner, modern fitted kitchen, three generous bedrooms including en-suite and rear walled garden.

Long Description Continued

Externally, the home continues to impress. The enclosed rear walled garden is beautifully maintained, laid mainly to lawn with a large patio area with external lighting, ideal for outdoor dining and relaxation. To the front, the garden is neatly turfed with a pathway leading to the entrance, with external lighting to the front porch enhancing the home's attractive kerb appeal. There is ample parking with EV charging point and a car port with power and lighting. Enjoy uninterrupted views across country fields to front. Further benefits include an air source heat pump, contributing to efficient and sustainable heating, and fibre broadband connected directly to the property, with a wired internal network to every room. A peaceful village setting while remaining within easy reach of local amenities and surrounding countryside. Modern, elegant, and immaculately presented, this delightful home offers the perfect blend of comfort, style, and location.

Lounge

22' 9" x 12' 6" (6.93m x 3.81m)
Window to front aspect, wood burner, bi-fold doors to rear aspect, tiled flooring, under floor heating.

Kitchen

15' 8" x 12' 10" (4.78m x 3.91m)
Window to side and rear aspect, wall and base units, induction hob, built in appliances, under floor heating.

Utility Room

7' 5" x 6' 7" (2.26m x 2.01m)
Window to rear aspect, base units, built in sink, door to side aspect.

Cloakroom

Window to side aspect, w/c wash basin.

Landing

Window to front aspect, cupboard space, carpet flooring.

Bedroom 1

11' 4" x 12' 10" (3.45m x 3.91m)
Window to rear and side aspect, radiator, carpet flooring.

Ensuite

Window to side aspect, w/c, wash basin, shower cubical, tiled flooring.

Bedroom 2

11' 6" x 12' 5" (3.51m x 3.78m)
Window to rear aspect, radiator, carpet flooring.

Bedroom 3

10' 11" x 12' 6" (3.33m x 3.81m)
Window to front aspect, radiator, carpet flooring.

Bathroom

Window to side aspect, w/c, wash basin, bath, shower cubical, tiled flooring.

Loft Space

Fully insulated, partially boarded.

Rear Garden

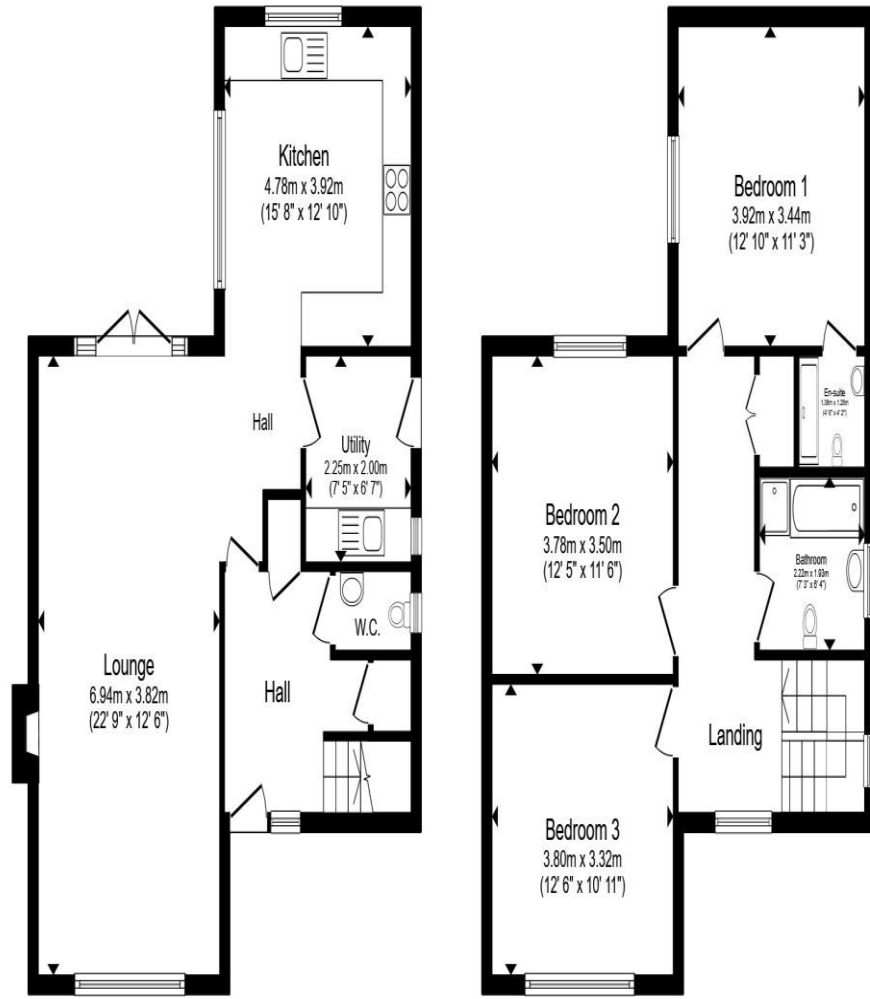
Rear walled garden, fully turfed, large patio area, external lighting.

Parking

Ample parking with EV charging point and car port.

Agents Note

Annual maintenance charge - please ask the office for more information.



Ground Floor

First Floor

Total floor area 122.0 m² (1,313 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

The Chestnuts Alia Way,

North Lopham Diss

- Guide Price £400,000 to £420,000
- Beautifully presented three-bedroom detached home on a small exclusive development
- Spacious lounge with wood burner
- Modern fitted kitchen with integrated appliances
- Immaculate enclosed rear walled garden

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£400,000



view this property online williamhbrown.co.uk/Property/DSS111578



Property Ref:
DSS111578 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk