

Beautifully Appointed New Build Three-Bedroom Detached Bungalow | High Specification Throughout | North Lopham

The Street
North Lopham

£350,000 - £375,000

LEONARD JAMES Residential

At a glance

The Street

North Lopham

£350,000 - £375,000

For sale

3 bedrooms | 2 bathrooms



Key Features

- Beautifully Appointed Newly Built Three-Bedroom Detached Bungalow
- Approximately 986 Sq. Ft. (92 Sq. M.) of Accommodation
- High-Specification Kitchen with Quartz Worktops and Integrated Hotpoint Appliances
- Separate Lounge with French Doors Opening onto the Garden
- Three Bedrooms Including Principal Bedroom with Luxury En-Suite
- Contemporary Family Bathroom with Quality Fixtures and Fittings
- Separate Utility Room with Quartz Worktops
- Air Source Heat Pump and Underfloor Heating
- Italian Stone Flooring and Solid Oak Internal Doors
- Generous Rear Garden with Raised Patio
- Extensive Private Driveway Parking with Electric Vehicle Charging Point
- 10-Year Build-Zone Structural Warranty
- Desirable Norfolk Village Location Within Easy Reach of Diss
- Offered with No Onward Chain

The property

An exceptional opportunity to acquire a beautifully finished, newly constructed three-bedroom detached bungalow, offering approximately 986 sq. ft. (92 sq. m.) of thoughtfully designed accommodation, an impressive specification throughout, generous gardens and extensive private parking, all within the desirable Norfolk village of North Lopham.

Leonard James Property is delighted to present this attractive detached bungalow, situated in the popular village of North Lopham.

Combining traditional brick construction with contemporary design and carefully selected materials, this impressive home has been finished to a particularly high standard, offering stylish, energy-efficient accommodation ideally suited to those seeking the convenience of single-storey living without compromising on quality or comfort.

From the beautifully appointed kitchen and luxurious bathrooms to the solid oak internal doors, Italian stone flooring and underfloor heating, considerable attention has been given to creating a home that is both elegant and practical.

The property further benefits from an air source heat pump, electric vehicle charging point, extensive driveway parking, a generous rear garden and the reassurance of a 10-year Build-Zone structural warranty.

THE ACCOMMODATION

Entrance Hall

The property is approached via a shared access serving the small development, leading to a generous private gravelled driveway with parking available to both sides of the bungalow.

An attractive entrance opens into a welcoming central hallway, providing access to the principal accommodation.

The interior immediately reflects the quality of the overall finish, with contemporary neutral decoration, attractive flooring and solid oak internal doors.

Practical storage has been incorporated into the layout, while a loft hatch with fitted ladder and lighting provides access to the roof space.

Kitchen - 4.29m x 3.61m (14'1" x 11'10")

The beautifully appointed kitchen is undoubtedly one of the standout features of this home, combining elegant contemporary styling with an impressive level of specification.

Finished with attractive sage-green shaker-style cabinetry, complemented by luxurious quartz worktops the kitchen offers a sophisticated yet welcoming environment for everyday living.

The property / continued

A comprehensive range of integrated Hotpoint appliances includes a built-in oven, combination microwave oven, 70/30 fridge freezer, dishwasher and hob with extractor above.

The generous arrangement of wall and base units provides excellent storage, while the extensive worktop space makes the kitchen equally suitable for food preparation and entertaining.

Italian stone floor tiles complete the room, providing a particularly attractive finish.

A window allows natural light into the space, while an external door provides convenient access to the garden.

Lounge / Dining Room - 4.30m x 3.34m (14'1" x 10'11")

Positioned beyond the kitchen, the separate lounge and dining room provides an inviting space for relaxation and entertaining.

Finished with attractive wood-effect flooring, crisp neutral decoration and recessed ceiling lighting, the room offers a contemporary setting that can be furnished to suit individual tastes.

A particularly appealing feature is the extensive glazing incorporating French doors and glazed side panels, allowing natural light to fill the room while providing direct access to the raised rear patio.

This connection between the internal living accommodation and the garden creates an ideal arrangement for summer entertaining, outdoor dining or simply enjoying the surrounding garden.

The proportions comfortably accommodate a seating arrangement alongside dining furniture.

Principal Bedroom - 3.04m x 4.33m (10'0" x 14'2")

The principal bedroom is a generously proportioned double room, enjoying a pleasant outlook towards the gardens.

Finished with neutral decoration and soft carpeting, the room provides a comfortable and relaxing environment, with ample space for bedroom furniture.

A particular advantage is the adjoining private en-suite shower room.

En-Suite Shower Room - 1.27m x 2.88m (4'2" x 9'5")

The beautifully finished en-suite offers a contemporary shower enclosure with elegant brushed brass-effect framing and fittings.

Large-format wall tiling provides a luxurious finish, complemented by modern sanitaryware and a contrasting black heated towel rail.

The shower incorporates both rainfall and handheld shower fittings,

The property / continued

completing this stylish and practical addition to the principal bedroom.

Bedroom Two - 2.70m x 4.32m (8'10" x 14'2")

A second generously proportioned double bedroom, offering excellent flexibility for family members or visiting guests.

The room benefits from a large window providing natural light, together with neutral decoration and fitted carpeting.

Its generous length allows for a variety of furniture arrangements.

Bedroom Three - 2.42m x 2.97m (7'11" x 9'9")

The third bedroom provides a versatile additional room, ideally suited for use as a single bedroom, guest accommodation, nursery or dedicated home office.

Finished with attractive wood-effect flooring, neutral walls and recessed ceiling lighting, this room offers flexibility to accommodate changing requirements.

Family Bathroom - 1.80m x 2.69m (5'11" x 8'10")

The beautifully appointed family bathroom continues the impressive standard of finish found throughout the property.

A contemporary white suite includes a full-sized bath with stylish brass-effect shower fittings, wash hand basin and WC.

Large-format stone-effect wall and floor tiles complement the sanitaryware, while a contrasting black heated towel rail and carefully selected fittings provide a modern, luxurious appearance.

Utility Room - 1.50m x 2.69m (4'11" x 8'10")

A separate utility room provides valuable additional space away from the principal kitchen.

Fitted with attractive cabinetry and quartz worktops, the room incorporates space and connections for laundry appliances.

The utility room offers useful additional storage and helps maintain the uncluttered appearance of the main kitchen.

Additional Storage and Plant Room

The property benefits from useful built-in storage and a dedicated area accommodating the heating and associated services.

HEATING AND ENERGY EFFICIENCY

The bungalow has been designed with modern energy efficiency and comfort in mind.

The property / continued

An air source heat pump provides heating through an underfloor heating system, offering an efficient alternative to traditional radiator-based heating.

The combination of modern construction methods, contemporary glazing and energy-efficient heating makes this an attractive choice for buyers seeking a comfortable, low-maintenance home.

OUTSIDE

Driveway and Parking

The property is approached via a shared access serving the small development of four bungalows.

An extensive private gravelled driveway provides generous off-road parking, with space available to both sides of the property.

The driveway is complemented by attractive landscaping and a paved approach to the front entrance.

An electric vehicle charging point has also been installed, providing additional convenience for electric and plug-in hybrid vehicle owners.

Rear Garden and Raised Patio

The generous rear garden is a particularly attractive feature of the property, offering excellent outdoor space rarely associated with modern developments of this size.

Predominantly laid to lawn, the garden provides a versatile setting for families, gardening enthusiasts or those simply wishing to enjoy the outdoors.

Immediately adjoining the rear of the bungalow is a substantial raised patio, finished with attractive paving and enclosed by low-level brick walls.

Accessed directly from the lounge through French doors, the patio creates an excellent outdoor entertaining area, ideal for dining, socialising or relaxing during the warmer months.

Established hedging along parts of the boundary provides an attractive green backdrop, while timber fencing defines additional sections of the garden.

The combination of a substantial patio, generous lawn and convenient access from the living accommodation makes the outside space particularly appealing.

The property / continued

LOCATION - NORTH LOPHAM

North Lopham is an attractive and well-regarded Norfolk village, situated close to the Norfolk and Suffolk border and surrounded by picturesque countryside.

The village offers a peaceful rural setting with a strong sense of community, making it particularly appealing to buyers seeking a quieter lifestyle while retaining convenient access to nearby towns and amenities.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor recreation, with the nearby Redgrave and Lopham Fen Nature Reserve offering beautiful natural surroundings and an abundance of wildlife.

The historic market town of Diss is within convenient reach and provides a comprehensive range of facilities, including supermarkets, independent retailers, cafés, restaurants, healthcare services and leisure amenities.

Diss also benefits from a mainline railway station providing direct services to Norwich, Ipswich and London Liverpool Street.

The nearby towns of Thetford and Attleborough offer further shopping, employment and leisure opportunities, while the surrounding road network provides connections across Norfolk and Suffolk.

VIEWING ARRANGEMENTS

Offering an impressive combination of high-quality finishes, modern energy efficiency, generous outside space and a desirable village location, this beautifully appointed bungalow represents an excellent opportunity for buyers seeking contemporary single-storey living.

An internal viewing is highly recommended to fully appreciate the quality of the accommodation and the attention to detail throughout.


27D
Mykonos










Enhanced by AI






Enhanced by AI




Enhanced by AI






Enhanced by AI










Enhanced by AI

Floor plan

Approx Gross Internal Area
92 sq m / 986 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Services, District Council and Tenure

Heating	Air Source Heat Pump	**Water**	Mains
Electric	Mains	**Drainage**	Mains
Broadband	Not provided	**Mobile Phone**	Not provided
Council and Band	C	**Tenure**	Freehold

Important notice

Leonard James Property and its representatives are not authorised to make or give any representations or warranties in relation to the property, either on their own behalf or on behalf of the seller. These particulars are provided as a general guide only and do not form part of any offer or contract.

All descriptions, dimensions, areas, distances, photographs, floor plans and other information are believed to be correct but are approximate and should not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information provided through their own inspection, enquiries and professional advisers.

No representation is made that the property has all necessary planning permissions, building regulations approvals or other consents. Purchasers should verify all relevant matters through their legal representatives and, where appropriate, the relevant authorities.

Leonard James Property has not tested any services, systems, appliances, equipment or facilities at the property and cannot confirm that they are in working order or fit for purpose.
Where the property is leasehold, information relating to the lease, service charges, ground rent and other associated costs is provided from information supplied to us. Purchasers should ensure that all such information is independently verified by their legal representative before proceeding.

In accordance with applicable anti-money laundering regulations, all purchasers are required to complete identity and verification checks. Leonard James Property charges a fee of £30 per purchaser to cover the cost of these checks.

Prospective purchasers should undertake their own investigations and obtain appropriate professional advice before entering into any contractual commitment.

Arrange your viewing

Head Office

01953 666780

hello@leonardjamesproperty.co.uk

Residential and Commercial Estate Agents

www.leonardjamesproperty.co.uk