



Trappetes Cross Cottages Hopton Road, Thelnetham Diss IP22 1JW

welcome to

Trappetes Cross Cottages Hopton Road, Thelnetham Diss

This beautiful cottage is situated in the rural location of Thelnetham, offering 2 brilliantly sized bedrooms and other versatile rooms. A plot that approximately 0.18 acres. Field views to surround the property. Guide Price of £375,000 - £400,000.

Living Room

Front door with windows to front aspect, wood burner, hard flooring throughout, with exposed beams.

Kitchen / Diner

Hard flooring throughout, base units, windows to side, front and rear aspect. door to side aspect allowing side access to the garden and parking. built in sink, rangemaster cooker, extractor fan directly above. Space for white goods.

Snug / Study

Versatile room offers hard flooring throughout, window to rear aspect, radiator. Exposed Beams.

Family Bathroom

Bath, over head shower, W/C, hand wash basin, window to rear aspect, hard flooring throughout.

Bedroom 1

Carpet flooring, window to front aspect, radiator, access to dressing room.

Dressing Room / Bedroom 3

Hard flooring throughout, radiator, window to side aspect.

Bedroom 2

Carpet flooring, window to front aspect, radiator, built in wardrobe space.

Garden / Parking

Garden - Wonderful mature garden offering field views, turfed with a large patio area, access to outbuilding which can be used as a workshop.

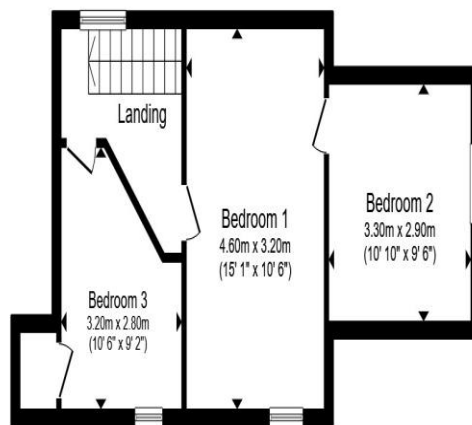
Parking - Off road parking to the front of the property. Shingle drive with a small front garden area.

Agent Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 105.4 m² (1,134 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



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**Trappetes Cross Cottages Hopton Road,
Thelnetham Diss**

- ****GUIDE PRICE £375,000 - £400,000****
- Grade 2 Listed Property
- Field Views To Rear Of Property
- Characterful Features With Beams
- 2 Brilliantly Sized Bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£375,000



view this property online williamhbrown.co.uk/Property/DSS111769



Property Ref:
DSS111769 - 0002

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