



Milton End
Primrose Lane
South Lopham
Diss, Norfolk
IP22 2LL

Guide Price £500,000





- Lots of character
- Nearly quarter of an acre
- Good garages and stores
- No onward chain
- Quiet location
- Convenient for Diss rail line

Location:

Milton End is situated at the end of a little lane with no passing traffic other than the occasional dog walker. At the same time it is just out of the centre of this village and a short walk from the public house. In the neighbouring village of North Lopham there is a school and small shop and the nearby market town of Diss (5 miles) provides wider shopping, social and leisure amenities, schooling to sixth form level and a mainline rail station on the Norwich to London Liverpool Street line with a journey to London taking around 90 minutes. The A1066 provides a swift route to Thetford which then links with the A11 leading to Newmarket, within around 40 minutes, and Cambridge, just over an hour.





The Property

Milton End is an attractive period cottage which has been tastefully restored and extended. This work has revealed and enhanced much of the period character and combined with this, modern facilities have been incorporated including double glazed windows set in traditional wooden frames, oil fired central heating and good quality fittings. The rooms are all well proportioned and naturally light.

Outside

Milton End is tucked away at the end of a grassed track with a shingled driveway sweeping past the front of the cottage where there are shrub and flowerbeds contained by 'rope twist' border edgings. To the front of the cottage is a tall mixed hedge with a driveway edged by railway sleepers which takes you to a large shingled parking area and two timber garages/stores. Further back is the grassed rear garden and a large patio with summer house. Overall the property is just shy of quarter of an acre and lies in a quiet idyllic position which is little known about.

Services

Mains water and electricity are connected to the property, private drainage. Oil fired boiler providing heating to radiators and domestic hot water.

Directions

From Diss connecting with the A1066 and west towards Thetford. In South Lopham immediately after The White Horse Inn bear right and then take the first right turn into Primrose Lane. Follow this on to the grassed-over track and Milton End will be found at the end on the left hand side.

Planning Permission:

Consent has previously been obtained under ref: 3PL/2008/0073/F for a two storey extension of 68m² (730 sq.ft.) to the side, to provide a new kitchen, utility, carport, bedroom and en-suite.

Viewing

Strictly by appointment with TW Gaze, 10 Market Hill, Diss, Norfolk IP22 4WJ - Telephone (01379) 641 341.

Freehold.

Council Tax Band: D

Ref: 2/19498/KH

Important Notice

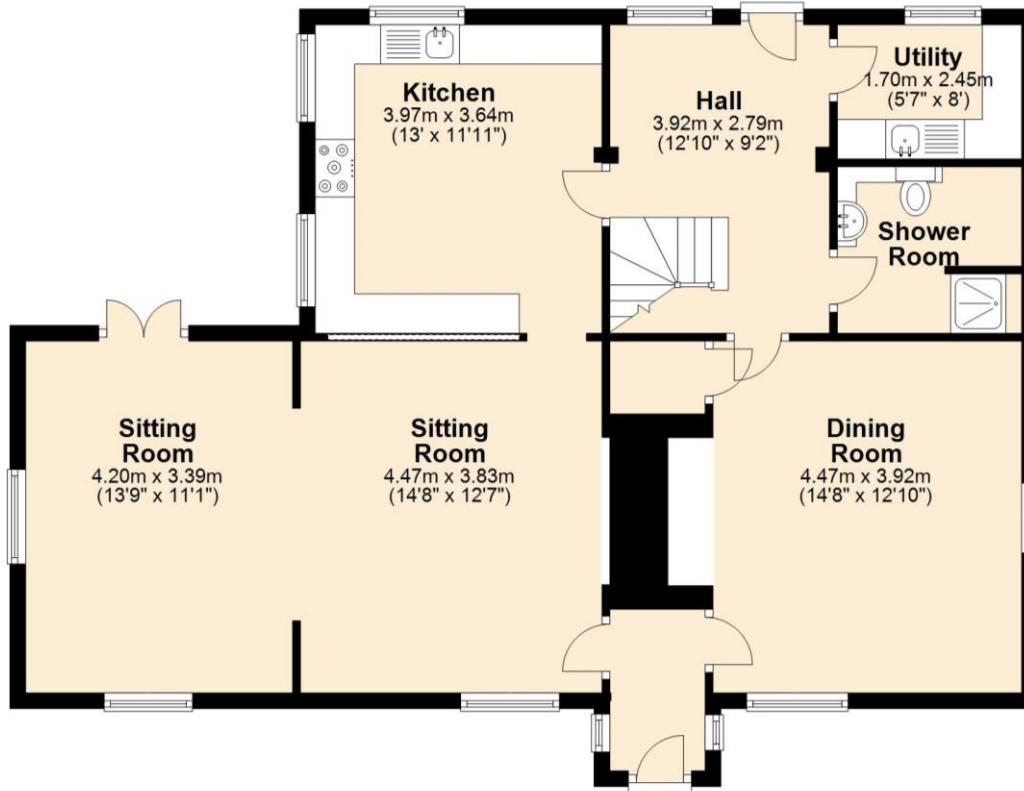
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view

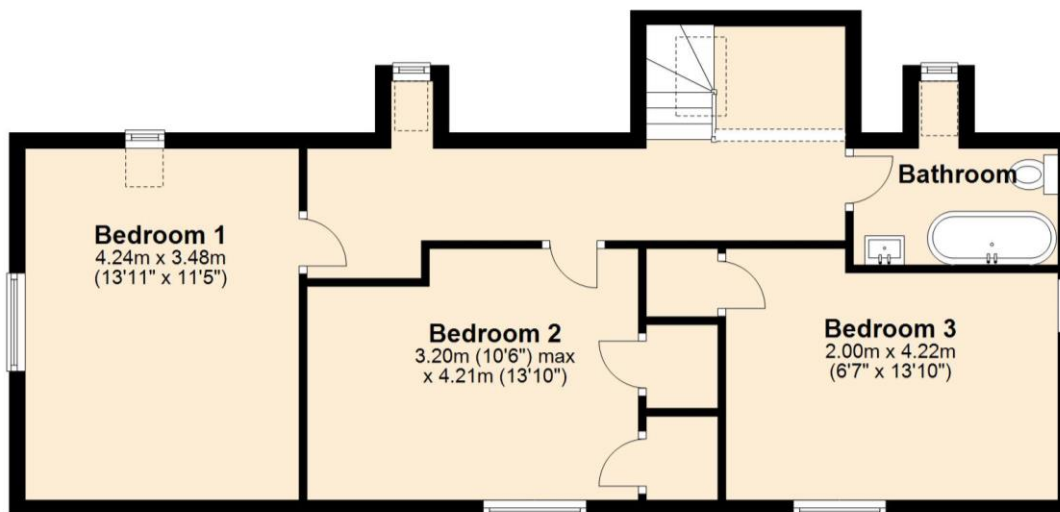
Ground Floor

Approx. 93.3 sq. metres (1003.9 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 156.4 sq. metres (1683.2 sq. feet)

For information purposes
NOT TO SCALE.
This plan is the copyright of
the advertiser and may not be
reproduced, copied, or
photographed, without the
written consent of the
advertiser.