



Denmead,
15 The Green,
North Lopham,
IP22 2NF

SALE BY AUCTION

Guide Price: £375,000 - £400,000

AUCTION DEADLINE: 16th October at 14.00pm





- Attractive detached cottage
- Beautiful mature gardens
- 4 bedrooms
- 2 reception rooms
- Abundance of character throughout
- Set back down private driveway
- Far reaching countryside views beyond garden
- No onward chain

Location

This cottage is set within the village of North Lopham, which is well regarded, and offers a basic range of amenities including a public house and primary school. The neighbouring village of Kenninghall, just a couple of miles away, has wider range of facilities, and the bustling market town of Diss is just 7 miles east along the A1066, offering schooling and sixth form, excellent independent shops and local businesses, sporting & social facilities, and good transport links - with a mainline rail service to London Liverpool Street in just 90 minutes.





The property

Denmead is an attractive detached cottage, parts of which are thought to date back to the 17th century. Offering comfortable accommodation throughout which includes four, good size bedrooms and two welcoming reception rooms, it's evident that the property has clearly been loved by the current sellers from the moment you enter. The ground floor spaces are in keeping with what you would expect from a cottage of its age, however there is also a lovely sense of being open plan at the front, between the entrance hallway and sitting room, which has been created by the aged, exposed timbers that cleverly divide the spaces. From a functional perspective, the kitchen offers a double oven and range of useful, integrated appliances, including a fitted microwave oven. The kitchen is supported by a utility at the back of the cottage, and off the rear lobby a cloakroom, and bathroom can also be found - which is in addition to the first floor shower room.

Outside

Unassumingly tucked down the bottom of a private lane, to which the cottage has a right of access over, Denmead has its own driveway to the side, as well as a further space directly to the front which allows parking for approximately three/four vehicles in total, whilst set back is a timber constructed single garage which presents options for storage or hobby space. The mature gardens boast an excellent amount of privacy and are a real delight; by the sellers own admission, its a place they spend a lot of time, and wouldn't you! Well-tended lawns lead down the garden, bypassing an array of established trees, fruit trees, shrubs, and wild flower beds along the way. A summer house at the end of the garden is an ideal place to sit and unwind, close enough to admire the far reaching, countryside views.

Services

Mains electric, water are connected to the property. Oil fired central heating. Private drainage.

How to get there

What3words: garage.first.aunts

Solicitor

Jackamans Solicitors, Park House, Mere Street, Diss, IP22 4JY

How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

Administration fee

An administration charge of £750+ VAT (£900) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

Viewing

By appointment with TW Gaze

Freehold

Council Tax Band: E

Ref: 2/19260/RM

Important Notice

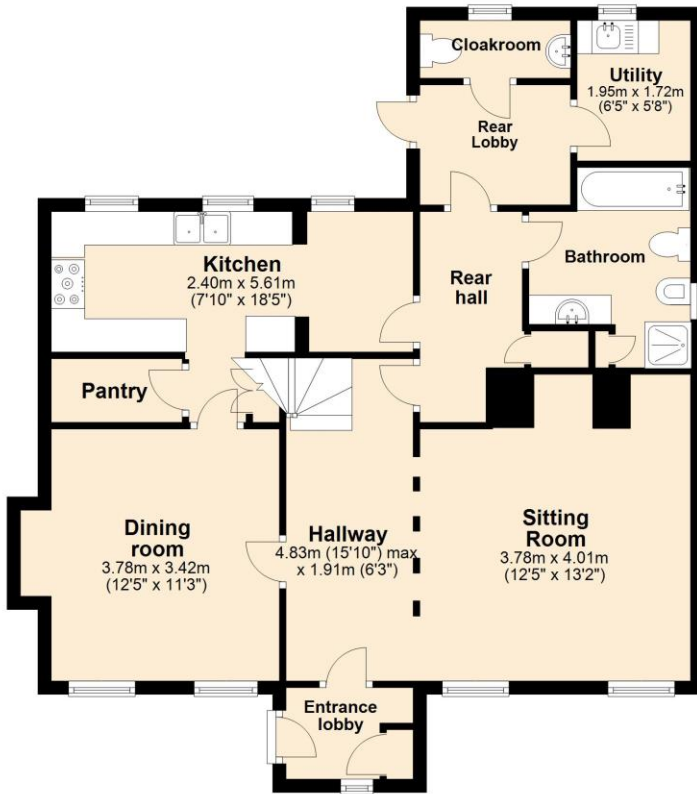
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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating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

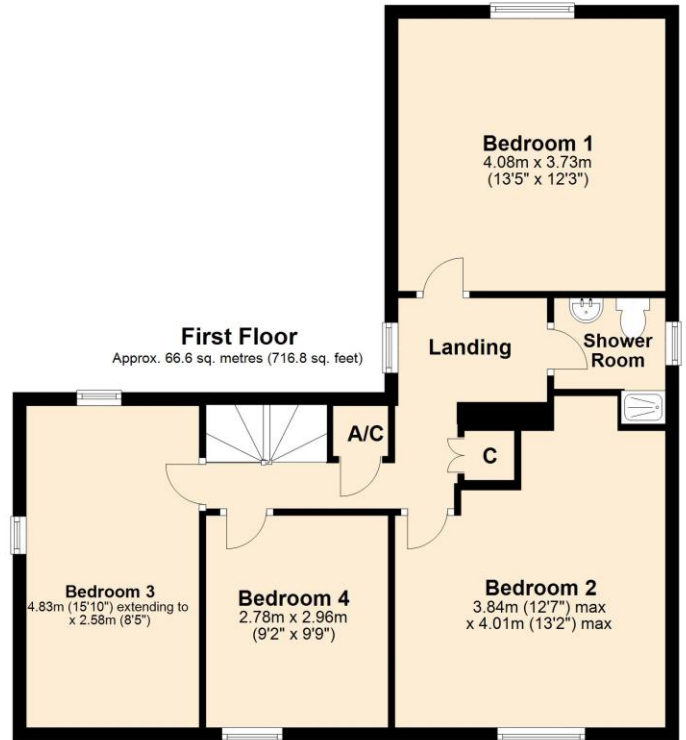
Ground Floor

Approx. 82.5 sq. metres (887.6 sq. feet)



First Floor

Approx. 66.6 sq. metres (716.8 sq. feet)



Total area: approx. 149.1 sq. metres (1604.5 sq. feet)

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