



Weavers,
The Street,
South Lopham,
Norfolk
IP22 2LH

Offers over: £500,000





- Detached 4 bedroom family home
- Overall plot extending to around 0.4 acre
- Older main part of the building includes features such as exposed ceiling beams
- Modern detached double garage with self-contained and 'ready to go' annex accommodation
- Mature gardens with open fields views to rear

Location

South Lopham is a Breckland village, located close to the Norfolk/Suffolk border. The village offers a variety of character and modern homes offer numerous countryside walks in the village, or nearby Redgrave, Lopham Fen, North Lopham or Kenninghall. The village location results in good, speedy access between the Market towns of Diss and Thetford along the A1066. Diss, just 5 miles east, is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

The house benefits from two generous reception rooms, both with beamed ceilings, yet differing with their contrasting fireplaces. The inviting living room boasts an imposing Inglenook fireplace and is a great place to 'cosy up' and enjoy a winters' evening, whilst the dining room presents a great place to entertain friends and family in a more formal setting. The kitchen/diner, overlooking the rear, has a modern feel with range of fitted units and integrated appliances which is also supported by the useful utility room, allowing access into the rear garden. The first floor is light and neutrally decorated, with the landing leading off to all four bedrooms – along with a well-appointed bathroom which benefits from a separate shower cubicle tucked away at the end.

The garage and annex

Built roughly 6 years ago, replacing an older timber garage, this modern building has been cleverly designed allowing it to be used or altered to fit a multitude of uses. The main garage section measures 20' x 18' and has an electric up and over door'. Adjacent is an entrance lobby, open plan kitchen area and a ground floor shower room. Stairs lead up to a bright office space, well lit by large Velux skylights, a theme which continues in the double bedroom, which sits above the garage space. The annex has its own separate council tax band and is 'ready to go' for self-contained living, ancillary to the main house.

Outside

A gravel driveway allows plenty of off street parking, with the entire plot extending to around 0.4 acre. There is a decent amount of rear garden laid mainly to lawn with various shrubs and trees inset and to the borders. The rear also has a pond, and useful timber store with power and water connection. Open field views can be seen beyond the rear boundary.

Services

Mains water, electricity and connected. Private drainage system. Oil fired central heating system.

Directions

From Diss, head along the A1066 for roughly 5 miles and enter the village of South Lopham along The Street. The property will be found on the left hand side, just before the left hand turning into Blo Norton Road, identified by a TW Gaze For Sale board.

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band: D

Annex Council tax band: A

Ref: 2/19304/RM


Important Notice

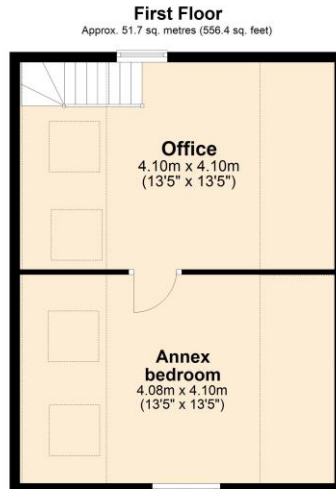
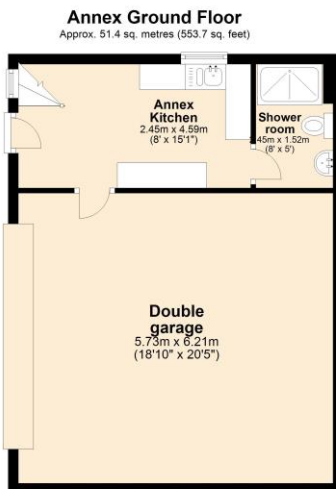
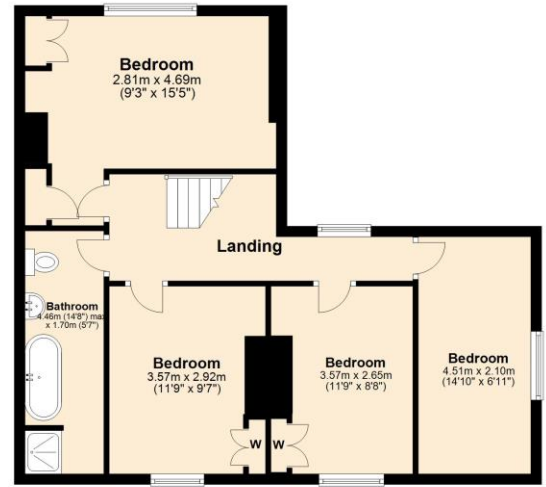
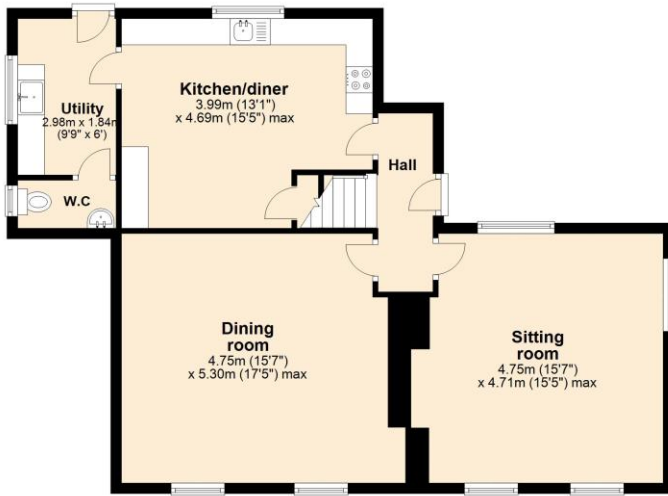
TW Gaze for themselves and for their Client give notice that:-

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 the property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

1500.4 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.