



CHAPMAN
CHARTERED SURVEYORS

1 CHURCH WOODLANDS, CHURCH ROAD, NORTH LOPHAM IP22 2LP



THREE BEDROOM DETACHED HOUSE WITH GARDENS AND GARAGE

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Regulated by RICS

FOR SALE

Three bedroom detached house in popular village with gardens and garage
93.3 sqm / 1,004 sqft

LOCATION

North Lopham is a popular village in the Breckland district of south Norfolk with a population of approximately 600 people. It is located one mile north of the A1066 (Diss – Thetford) just through the village of South Lopham. The market town of Diss (six miles east) has a wide range of services and amenities including three supermarkets, local shops and a mainline railway station on the Norwich – London Liverpool Street line.

Local amenities include St Andrew's Lopham CE VA Primary School, The King's Head PH, the Lophams' village hall, and St Nicholas Church. Nearby points of interest include Bressingham Steam and Gardens, Redgrave and Lopham Fen nature reserve and Banham Zoo.

DESCRIPTION

The property is set back on Church Road opposite St Nicholas Church with a tarmac driveway leading to a detached single garage, and a front garden laid to grass with shrubs and mature trees. Access through a side gate leads to the rear garden, which is also laid to lawn with borders, mature trees, a pond, two patio areas, and two garden sheds.

ACCOMMODATION

Ground floor

Porch with step up to double-glazed front door opening into **Front Hall** (1.81m x 1.57m) with timber floor and stairs rising to first floor. Door off to **Shower Room** (1.81m x 1.57m) with tiled floor and enclosed corner shower, wash hand basin and WC. Door off to **Living Room** (3.64m x 6.20m) with double-glazed window to the front, timber floor and archway through to **Dining Room** (2.62m x 3.38m) with rooflight, window to the rear and patio doors. Door through to the **Kitchen** (3.79m x 4.51m) with fitted units and work surface in wood, 1½ butler sink with mixer tap, window and door to the rear, understairs cupboard, and door back through to front hall. Note: the following appliances will be included in the sale: Kenwood fridge/freezer, Rangemaster electric cooker, Hotpoint washing machine and Kenwood dishwasher.

First floor

Landing (2.78m x 1.67m) with carpets and **Airing Cupboard** (1.86m x 0.72m). Door to **Bedroom 1** (3.65m x 3.61m) with carpets, windows to front and side and triple wardrobe. Door to **Bedroom 2** (2.81m x 3.62m) with carpets and window to front, built-in cupboard, and loft hatch. Door to **Bedroom 3** (3.64m x 2.49m) (currently used as an office) with carpets and window to rear. Door to **Bathroom** (1.82m x 2.47m) with window to rear, tiled walls, timber flooring, roll-top slipper bath, pedestal wash hand basin and close-coupled WC.

FLOOR AREAS (NIA)

Ground floor	51.7 sqm	556 sqft
First floor	<u>41.6 sqm</u>	<u>448 sqft</u>
	93.3 sqm	1,004 sqft

GUIDE PRICE

£475,000

SERVICES

Mains water, electricity and foul drainage. Oil-fired central heating via radiators.

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: D (57).

COUNCIL TAX

Band D.

LOCAL AUTHORITY

Breckland Council.

AGENT'S NOTE

The vendor is an employee of Chapman Chartered Surveyors.

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the selling agents:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.

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