



Nethergate Street | Hopton | IP22 2QZ

Guide Price £395,000

twgaze

# Nethergate Street | Hopton | IP22 2QZ Guide Price £395,000

Pretty detached cottage oozing charm and original features, such as an inglenook fireplace and exposed timbers. 3 double bedrooms. 3 reception rooms. Established country gardens with fruit trees and brick & flint walls. Driveway and sizable garage/workshop. Short walk from village shop.

**\*\*NO CHAIN\*\***

- Pretty detached cottage
- 3 double bedrooms
- Plenty of character, including  
Inglenook fireplace and exposed  
timbers
- En-suite shower room off bedroom
- Generous garage/workshop
- Sunken patio area and established  
garden with fruit trees
- Driveway to the side, with secondary  
entry point onto farm track to side.
- **\*\*No onward chain\*\***

## The Property

Peelers, once known historically for being the village bake house, is an attractive, detached cottage located close to the heart of Hopton village centre. Packed with character, many of its features still remain, including the imposing inglenook fireplace in the cosy living room, various exposed beams and wonderful oak timbers seen in the main bedroom. There is a formal layout on the ground floor, with two front reception rooms separated by the central entrance porch; whilst a supporting dining room with French doors is found just off the fitted kitchen. Three good size double bedrooms and a bathroom complete the accommodation, which totals around 1300 sq.ft.





#### Outside

A driveway to the side of the cottage allows for off road parking, with metal gates opening in turn to the rear garden and large garage/workshop.

There is a good level of maturity to the rear garden, with its lawn and mature fruit trees.

#### Services

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

Viewing: By appointment with TW Gaze

How to get there: W3W: ///hope.detective.alternate

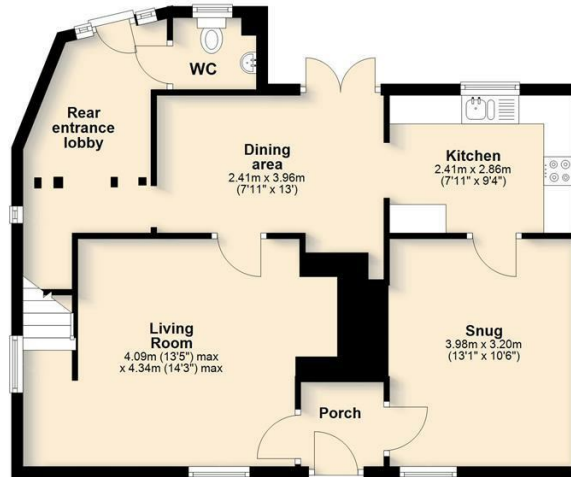
Council tax: D

Freehold

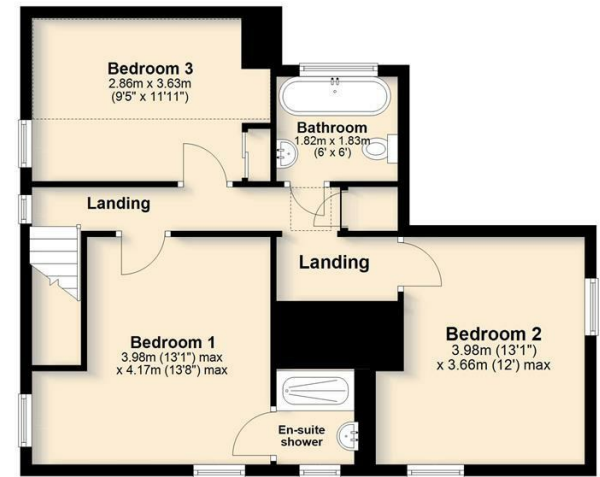
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20068/RM



**Ground Floor**  
Approx. 61.7 sq. metres (663.8 sq. feet)



**First Floor**  
Approx. 60.8 sq. metres (653.9 sq. feet)

Total area: approx. 122.4 sq. metres (1317.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			74
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		39	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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