



Brambling Cottage  
Church Road  
South Lopham  
IP22 2LN

twgaze



Asking Price £595,000



- Individually designed four-bedroom detached home. One of just two properties within the development
- Built by respected local developer Porter & Porter Developments Ltd
- Traditional architecture with a high-quality contemporary specification
- Superb fitted kitchen with island, quartz worktops and integrated appliances
- Bifold doors opening onto the rear garden and terrace
- Principal bedroom with built-in wardrobes and en suite
- Private rear garden with porcelain-paved terrace
- Detached garage with electric roller door and EV charging point

#### Location

The plots are situated in the small village of South Lopham. Within the village there is a public house whilst in neighbouring North Lopham there is a shop with post office, village school and pub. The nearest service centre is the thriving market town of Diss located around 6 miles to the east via the A1066, which offers a full range of amenities including excellent local and national shopping; a thriving business community; schooling to sixth form level, leisure and sporting facilities including rugby, football and cricket clubs along with a private golf course with driving range. There is a mainline rail station with regular commuter services to Norwich, Ipswich and London Liverpool Street. South Lopham offers good access to the historic towns of Bury St Edmunds and Thetford, whilst the cathedral and regional city of Norwich lies around 25 miles to the north. Nearby Redgrave and Lopham Fen is the largest remaining river valley fen in England and the source of the River Waveney.



## Property

Brambling Cottage forms one of just two individually designed, four-bedroom detached homes being constructed by a well-known and highly regarded local developer. Designed specifically to complement its attractive village setting, the house combines traditional architectural styling with a contemporary specification and carefully considered accommodation for modern family living. Constructed using traditional brick and block methods, the property features pale rendered front elevations with brick-faced side and rear elevations, beneath a pitched roof finished with traditional red pantiles. Anthracite grey detailing to the soffits, bargeboards and cladding provides a contemporary contrast, whilst built-in bat and swift boxes have been incorporated into the design. Internally, the house has been finished to a high standard, with a considered palette of natural and contemporary materials. Porcelain limestone-effect tiles and engineered natural oak flooring feature throughout the principal ground floor areas, with carpeting to the bedrooms, landing and stairs and oak-effect luxury vinyl tiles to the first-floor bathrooms. Oak internal doors complement the overall finish. The kitchen forms a particular feature of the house, with a beautifully appointed Howdens Halesworth kitchen in Linen, complemented by an Ash Green island, quartz worktops and splash backs and aged brass fittings. The specification includes a ceramic butler sink, Bosch five-zone induction hob, built-in oven and microwave, Lamona fridge freezer and dishwasher, together with a wine and drinks cooler and integrated bin unit. The generous island incorporates additional electrical points and provides space for seating, whilst bi-fold doors open directly into the dining area, creating an excellent space for entertaining and everyday family life. The ground floor also provides a well-proportioned sitting room with feature fireplace and provision for an electric stove, a useful study, cloakroom, utility room and excellent storage provision. The utility room incorporates fitted cupboards, sink and worktop, with space for a washing machine and tumble dryer, together with a separate plant cupboard housing the heating and hot water equipment. On the first floor, the principal bedroom benefits from a built-in wardrobe and a well-appointed en suite with large shower, vanity unit and illuminated mirror. Three further bedrooms are each fitted with built-in wardrobes, whilst the family bathroom provides a bath, separate shower, WC and vanity unit.

## Outside

Brambling Cottage is approached from Church Road via its own private driveway, with a tarmac entrance leading to resin-bound shingle parking. The gardens have been thoughtfully designed, with planted flower beds and a seeded area of lawn to the front, whilst the rear garden is principally laid to lawn and benefits from an enclosed porcelain-paved terrace, providing an attractive and private setting for outdoor dining and entertaining. The boundaries are formed by a combination of timber

close-board fencing and post-and-rail fencing, complementing the semi-rural village setting. External lighting is provided to the front, rear and utility entrance points, with an external electricity point serving the rear patio. A detached single garage provides additional parking and storage, constructed with black weatherboard-style facing beneath a red pantile roof. The garage benefits from an anthracite electric roller door, pedestrian side entrance, internal lighting and power, together with an external electric vehicle charging point.

Services: The property has been designed with energy efficiency and modern connectivity firmly in mind. Heating is provided by a Samsung air source heat pump, with zoned underfloor heating throughout the ground floor and aluminium radiators to the first floor. Thermostatic controls are provided to all rooms. A seven-panel photovoltaic array, with each panel rated at 500 watts, further enhances the property's energy efficiency. The property benefits from its own private sewage treatment plant, located to the front of the house. CAT6 cabling and television points are provided to the principal living rooms, with additional electrical sockets and USB charging points incorporated throughout the house. The study benefits from additional sockets and a telephone point, whilst the sitting room incorporates network and telecommunications provision. The property is covered by a 10-year Build-Zone New Home Warranty, providing additional peace of mind for the purchaser.

How to get there: What3words: [///oval.forwarded.arrow](#)

Viewing: Strictly by appointment with TW Gaze

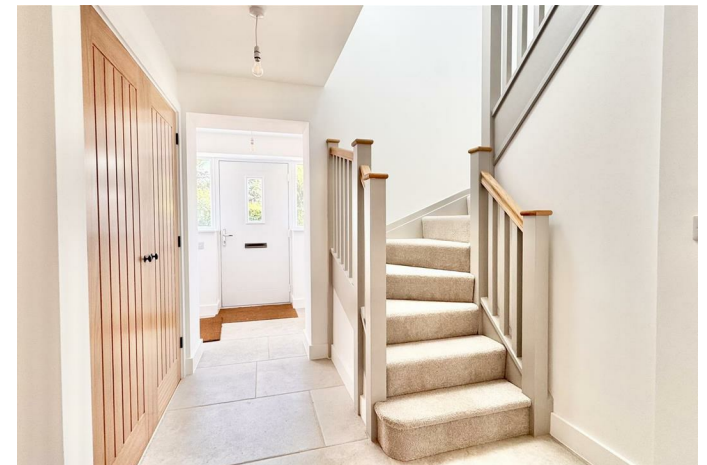
Tenure: Freehold

Council Tax: TBC

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

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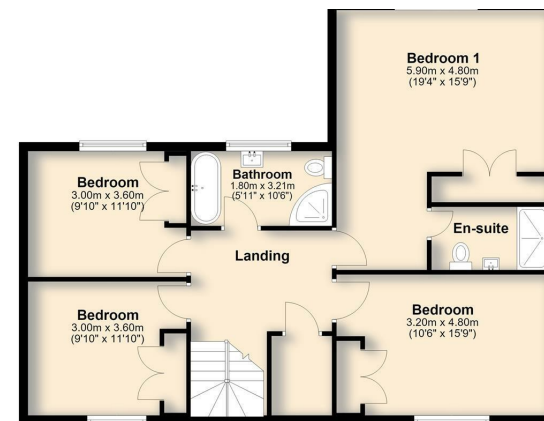
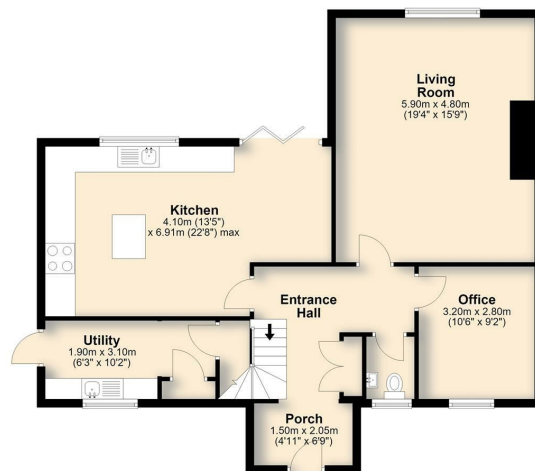
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential            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

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