



Church Road | South Lopham | IP22 2LN
Guide Price £350,000

twgaze

Church Road, South Lopham, IP22 2LN Guide Price £350,000

A charming and versatile three-bedroom cottage in the popular village of South Lopham. Offering character accommodation, a garden room, ground-floor bedroom, established gardens, ample parking and a detached cart lodge with workshop. The flexible layout provides potential for ancillary accommodation, while Diss is approximately 6 miles away with excellent amenities and mainline rail links to London.

- Charming 3-bedroom semi-detached cottage
- Open-plan living/dining room with wood burner
- Ground-floor bedroom & utility/WC with potential for ancillary accommodation
- Parking for up to 3 vehicles
- **NO ONWARD CHAIN**
- Character features & exposed beams
- Spacious garden room
- Established front & rear gardens
- Detached cart lodge & workshop

Location

The cottage is situated in the small village of South Lopham. Within the village there is a public house, whilst in neighbouring North Lopham has a 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.





The Property

This charming three bedroom semi-detached cottage is situated within the popular village of South Lopham and offers a characterful and particularly versatile arrangement of accommodation.

The front door opens directly into a generous open plan living/dining room, where exposed timbers and beams provide an immediate sense of character, while a wood burning stove forms an attractive focal point. From here, the accommodation continues through to a substantial garden room, providing a useful additional reception space with views out towards the rear garden. A rear hallway connects the remainder of the ground floor accommodation, including a well-equipped kitchen with a good range of fitted units and worktop space, together with the family bathroom. Also positioned on the ground floor is the third bedroom, alongside a separate utility/WC with space and plumbing for white goods. This latter part of the cottage offers an interesting degree of flexibility. With its own rear access and the bedroom and utility/WC positioned conveniently together, there is potential to create a degree of ancillary accommodation for a relative, guest or older child without significant reconfiguration, subject to individual requirements. Stairs rise to the first floor where there are two further double bedrooms, completing the accommodation.

Outside

The property is approached over a shingle driveway initially shared with the neighbouring property, before providing parking to the side of the cottage. In all, there is comfortable off-road parking for up to three vehicles. The gardens wrap around the cottage, extending across both the front and rear and helping to give the property an attractive, established setting. They are predominantly laid to lawn with a selection of mature trees and planting providing interest and a pleasant degree of greenery. A particularly useful addition is the detached cart lodge, which provides covered parking and is complemented by an adjoining workshop, ideal for storage, hobbies or practical use.

Services: Mains electricity, Mains Water. Private drainage

How to get there: What3words: ///unleashed.drip.invented

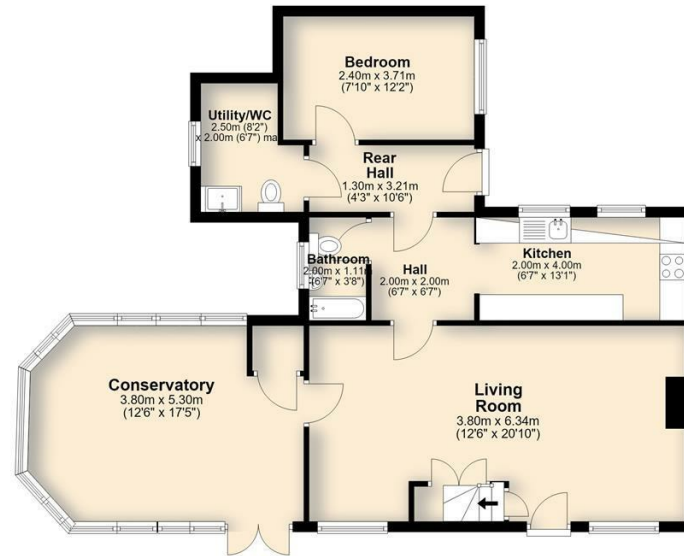
Viewing: By appointment with TW Gaze

Freehold

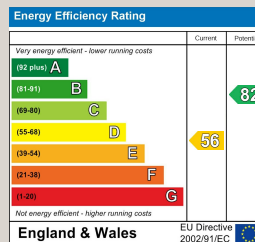
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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: 2/20329/KH



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)



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