



The Stables
3 Meadow Lane
North Lopham
Ip22 2FA

Guide Price £ 530.000





- Immaculately presented throughout
- Set in well regarded village
- Easy access to the A11
- Spacious and bright interior.

Location

This barn conversion is set within the heart of North Lopham, which is a very well regarded south Norfolk village. The active community supports its public house, church, and St Andrew's primary school. The village is also well placed for access to wider facilities. The fine old town of Bury St Edmunds lies just 15 miles or so to the south west; the cathedral city of Norwich with an international airport, lies around 25 miles to the north east. For those requiring access to London, Diss has a mainline rail station on the Norwich to London Liverpool Street line and lies just 7 miles to the east. From the village there is also quite easy access on to the A14 corridor with Newmarket around 40 minutes away, and Cambridge within the hour.





The Property

Built by a well regarded local developer in 2014, This attractive and appealing property offers flexible living space and naturally light and spacious interiors. The level of finish is to a particularly good standard with engineered oak flooring to the living room and ground floor bedroom and natural stone flooring to the kitchen/breakfast room, utility and bathrooms. The décor is finished in a palette of soft hues and neutral coloured carpet is fitted to the stairs and first floor. There is a well appointed kitchen which is fitted with a dishwasher, fridge, Belling electric cooking range and larder cupboard, and there is useful additional storage built into the centre island unit. The living room has glazed doors and windows to two aspects and the woodburning stove to one corner will help create a cosy atmosphere in the winter months.

Outside

A shingle driveway leads up to the side of the house and provides parking for two to three vehicles. The front garden is mainly laid to lawn with mature borders and shrubs and is contained by an attractive brick wall. The rear garden houses the air source heat pump. Bordered by fencing on three sides, the rear garden is particularly private and is again laid mostly to lawn with a sunny patio area offering the perfect spot for outdoor dining and entertaining in the summer months.

Services

Mains water and electricity are connected. Shared private drainage. Air source heat pump providing heat to radiators and domestic hot water.

Directions

From Diss heading west on the A1066 towards Thetford. In South Lopham, immediately after The White Horse Inn, turn right and continue along the road into North Lopham. Turn right into Meadow Lane where you find the Stables at the bottom of the drive on your left hand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold.

Council Tax Band:

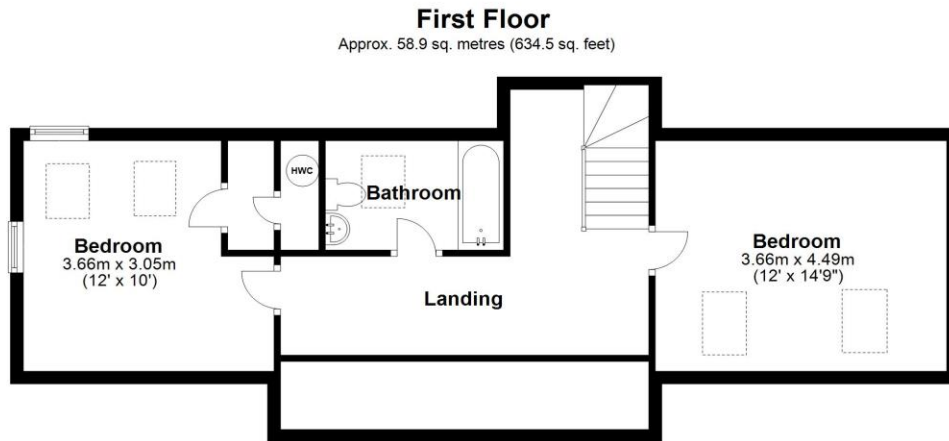
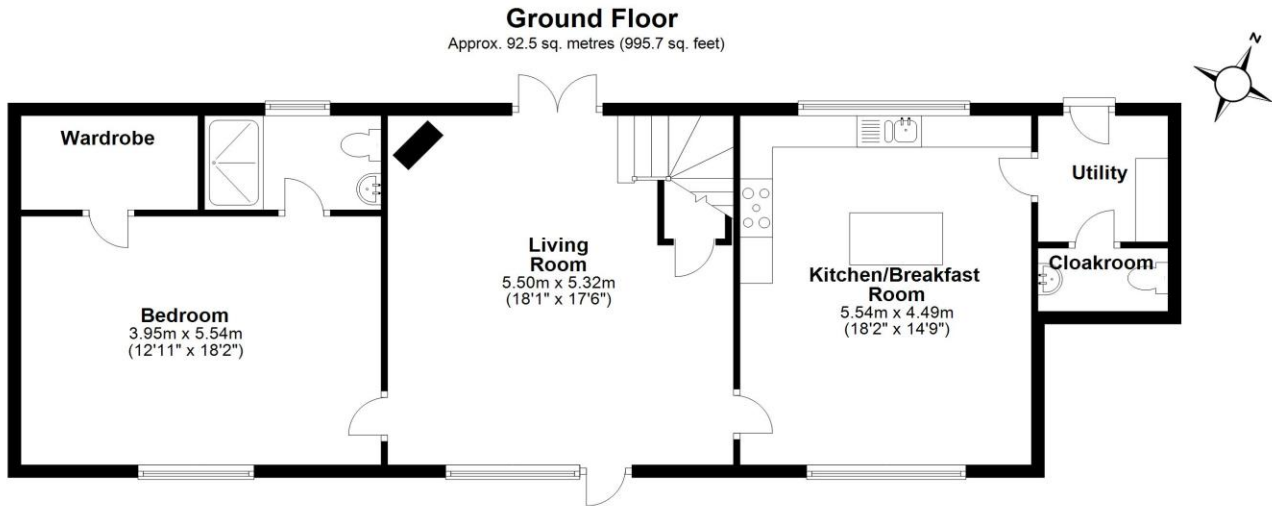
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Total area: approx. 151.5 sq. metres (1630.2 sq. feet)

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