



Redgrave Road, South Lopham, IP22 2HL

Guide Price £475,000 - £525,000

A three/four bedroom detached home located in the desirable village of South Lopham. Tucked away behind foliage in an extremely private position the property enjoys an idyllic countryside setting with field views and offers accommodation in the region of 2000 square ft including garages.

- Wonderfully positioned
- Characterful features
- Three double bedrooms
- Kitchen diner with walk in pantry
- Separate dining room
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Found within the attractive village of South Lopham the property enjoys a lovely position overlooking the rural countryside. The traditional village of South Lopham lies only five miles to the west of Diss along the A1066 and over the years has proved to have been a popular location, consisting of an attractive assortment of many period properties and with the benefit of a local public house. The village is interlinked with North Lopham lying a mile to the north providing more amenities and facilities. The historic town of Diss offers an extensive and diverse range of many day to day amenities and facilities with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich

Description

Magdalen House, originally built in 1879 as a village Reading Room, has been transformed into a charming residential property that maintains its original character, with pleasing mellow red brick elevations, under a pitched slate roof. This well-proportioned house features many period features pine framed windows, doors, exposed floorboards, and fireplaces. Particular notice is drawn to the high floor to ceiling height at ground floor and first floor level, further accentuating the feelings of space and light. In latter years the house has been significantly extended at the rear, adding valuable and versatile space such as the kitchen/breakfast room, rear hall, and study with utility area and cloakroom. This extension also allows for the possibility of using the study as an additional bedroom, complementing the three existing double bedrooms on the first floor.

Externally

The property sits tucked away behind foliage which protects it from view from the road and provides a great deal of privacy. To the left hand side of this characterful home you will find a large shingle driveway which accommodates off road parking for numerous vehicles, the driveway also leads up to the double garage and a five bar gate which gives vehicle access to the garden area and the additional single garage (located behind the double garage). The plot measures approximately 0.37 acres (STMS) and offers delightful and private gardens that allow access the whole way around the property. The garden is mainly laid to lawn but has a variety of well-established tree, shrub and plant borders. The entire eastern boundary borders open farmland which provides far reaching views towards Bressingham, these most enjoyable views can also be appreciated from the first and second bedroom windows.

The rooms are as follows

ENTRANCE LOBBY: Entry via upvc door, upvc double glazed window to the front elevation, radiator, vinyl flooring.

LOUNGE: 12' 0" x 23' 11" (3.66m x 7.29m) Original wood floorboards, two radiators, double glazed window to front aspect, two further double glazed windows to the side elevation. Brick built fireplace with inset log burner, tile hearth with wooden surround and mantelpiece. Wooden glazed French doors which lead into the inner lobby.

REAR HALL: Original wood floor boards, radiator.

KITCHEN: 15' 10" x 10' 7" (4.83m x 3.23m) Eye and base level units with roll edge work surfaces over with inset sink, space for a dishwasher and Rangemaster style cooker. Radiator, double glazed windows to side aspect. Upvc double glazed French doors leading out onto the patio area. Further upvc double glazed windows to the rear aspect. Door to walk-in pantry cupboard which has shelves for storage and space for a free standing fridge freezer.

INNER HALLWAY: Connecting the kitchen to the dining room with fitted double storage cupboards and radiator.

DINING ROOM: 12' 4" x 17' 7" (3.76m x 5.36m) Double glazed window to front elevation, double glazed window to side elevation, two radiators, brick built fireplace with inset log burner with tiled hearth. Stairs rising to the first floor and a door way which leads back into the lounge.

BOILER ROOM: Housing the boiler. Upvc stable door which provides access to the garden.

UTILITY SPACE: Tiled floor, space for washing machine and dryer.

CLOAKROOM: Tiled flooring, radiator, low level wc, wash hand basin with chrome mixer tap over and obscured double glazed window to side elevation.

STUDY/BEDROOM: 7' 11" x 10' 3" (2.41m x 3.12m) Radiator, double glazed windows to both side aspects.

CONSERVATORY: 9' 1" x 9' 6" (2.77m x 2.9m) Timber frame construction with double glazed windows to rear and side aspect, double glazed French doors that lead to the side garden.

FIRST FLOOR: LANDING: Access to loft space, doors to:

MASTER BEDROOM: 12' 0" x 13' 0" (3.66m x 3.96m) Feature fireplace, radiator, double glazed window to rear aspect providing

enjoyable views over the garden and partial far reaching field views.

BEDROOM TWO: 12' 0" x 12' 11" (3.66m x 3.94m) Feature fireplace, radiator, double glazed windows to rear elevation taking in views over the garden with partial far reaching field views.

BEDROOM THREE: 8' 7" x 10' 5" (2.62m x 3.18m) Radiator, double glazed window to front aspect.

FAMILY BATHROOM: 8' 5" x 10' 7" (2.57m x 3.23m) Original wood floorboards, radiator, airing cupboard, low level wc, wash hand basin, panel bath, obscure double glazed window to front elevation.

SERVICES

Drainage – Private septic tank

Heating type - Oil

EPC rating - E

Council Tax Band - E

Tenure - Freehold

OUR REF: 8369



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

