



Hopton Road, Thelnetham, Diss, IP22 1JN

Guide Price £350,000

An individually built and situated bungalow occupying a spacious plot in the regions of 0.22 acre (sts) boasting beautiful far reaching rural views over the unspoilt countryside. Further benefitting from garage, carport, outbuildings and being sold with no onward chain.

- Outstanding rural views
- 0.22 acre plot (sts)
- Individual position
- No onward chain
- Versatile living space
- Council Tax Band D
- Freehold
- Energy Efficiency Rating E.



Property Description

Situation

Enjoying a rural but yet not isolated position with stunning views over the open rural countryside, the property is set back from a small country lane within a tranquil situation. Thelnetham lies on the north Suffolk borders within the beautiful countryside along the Waveney Valley, the village still retains a fine church and public house. Further amenities can be found seven miles to the east within the historic market town of Diss offering an extensive and diverse range of many day to day facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a two bedroom detached bungalow being built in 1976 of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators. Internally the property has been well maintained and cared for over the years and offers well proportioned rooms all flooded by plenty of natural light with the principal bedroom having the luxury of en-suite facilities.

Externally

The property is set back from the road being approached via a shingle driveway giving extensive off-road parking and enclosed by established hedging giving a good deal of privacy/seclusion. Adjacent to the bungalow is the benefit of a carport leading through to the single garage (measuring 15' 0" x 7' 10" (4.59m x 2.41m) with up and over door to front and power/light connected). The main gardens lie to the rear and are of a generous size offering complete privacy/seclusion being well established and well stocked with a variety of herbaceous plants, roses and established trees. There is a good provision of outbuildings (having power/light connected) as well as a timber shed, summer house and greenhouse. A paved patio area abuts the rear of the property creating an excellent space for alfresco dining. The rear boundaries back onto open farmland with elevated views over the surrounding countryside.

The rooms are as follows:

ENTRANCE HALL: 5' 2" x 9' 6" (1.59m x 2.92m) A spacious and pleasing first impression, a good space which could be adopted as an office/snug area. Secondary door leading through to the reception room.

RECEPTION ROOM ONE: 9' 0" extending to 10' 9" x 19' 4" (2.75m extending to 3.28m x 5.91m) With large picture window to the front aspect, fireplace to side with inset LPG gas fire and wood mantle surround. Arch connecting through to reception room two.

RECEPTION ROOM TWO: 9' 0" x 14' 2" (2.76m x 4.32m) Currently used as a formal dining room with window to the front aspect and lends itself for a number of different uses and perhaps could be turned into a third bedroom if required.

KITCHEN: 9' 1" x 14' 5" (2.79m x 4.41m) maximum measurements. Found to the rear of the property having views over the rear gardens. Upvc door to side giving external access. The kitchen offers a good range of wall and floor units, wood effect roll top work surfaces and space for white goods. Rangemaster to side. (Access to loft space above being insulated and partly boarded.)

INNER HALL: 13' 7" x 6' 7" (4.16m x 2.03m) Providing access to the two bedrooms and bathroom. Built-in storage cupboard to side.

BEDROOM ONE: 8' 11" x 8' 11" (2.73m x 2.74m) maximum measurements. With windows to rear being a double bedroom and having the luxury of en-suite facilities.

EN-SUITE: 3' 11" x 5' 9" (1.20m x 1.77m) Comprising a modern suite in white with a walk-in tiled shower cubicle, low level wc and hand wash basin. Heated towel rail and fully tiled.

BATHROOM: 8' 11" x 5' 1" (2.73m x 1.57m) With frosted window to side being a modern suite in white with P shaped bath and shower over, low level wc, hand wash basin and heated towel rail.

BEDROOM TWO: 9' 1" x 11' 6" extending to 15' 6" (2.79m x 3.51m extending to 4.74m) With window to the rear aspect being a spacious double bedroom with built-in storage cupboard space to side.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8208



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

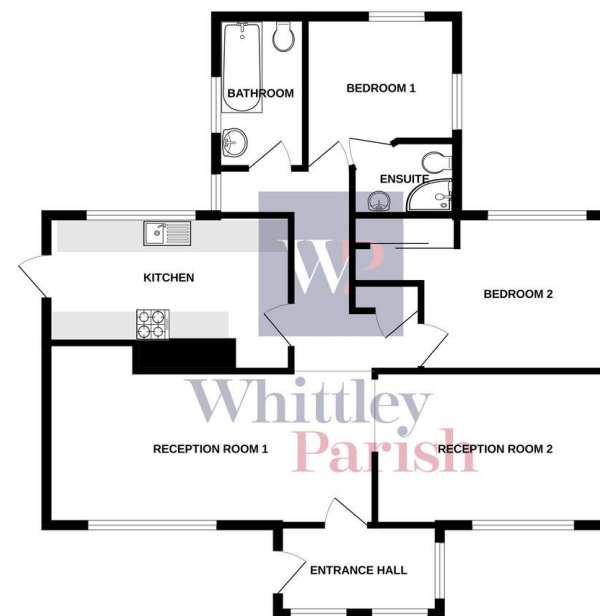
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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