



Waveney View
Redgrave Road
South Lopham
IP22 2HL

Offers In The Region Of: £575,000
NO ONWARD CHAIN





- Detached family home
- 4 bedrooms
- 3 reception rooms
- Conservatory
- Good amount of lawned frontage
- Utility
- Double garage and driveway
- No onward chain

Location

The house is found a short distance along the Redgrave Road in South Lopham. The village offers a variety of character and modern homes and offers numerous countryside walks in the village, or nearby Redgrave, Lopham Fen, North Lopham or Kenninghall. The village location results in good, speedy access between the Market towns of Diss and Thetford along the A1066. Diss, just 5 miles east, is a market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

Built in the 1980s, the house offers excellent space for a family across both floors. The layout is traditional and the decor and fittings have been well cared for during the current seller's ownership, with welcoming entrance hallway, 3 reception rooms, conservatory and 4 first floor bedrooms - the largest of which has fitted wardrobes and en-suite.

Outside

Large lawn with mature trees inset. Driveway allows parking for several vehicles, along with double garage. The property's driveway splays off a shared driveway from Redgrave Road.

The rear garden is enclosed, well maintained with good degree of privacy. The garden comprises lawn, with mature shrubs and flowers to borders. Raised fish pond and a tucked away, sheltered seating area ideal for outside dining and entertaining friends and family.

Services

Mains electricity, water and drainage are connected. Oil fired central heating.

How to get there

What3words: ///dozens.varieties.rocker

Viewing

By appointment with TW Gaze

Freehold

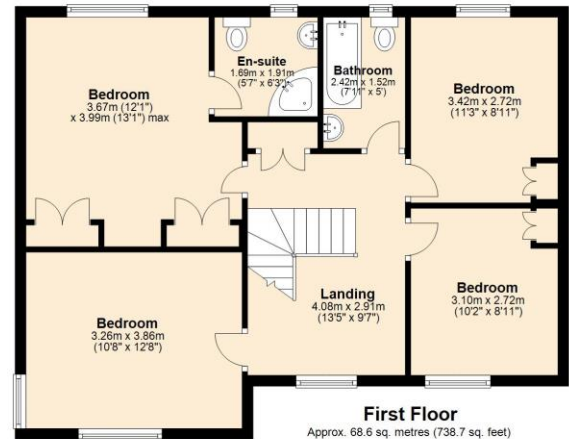
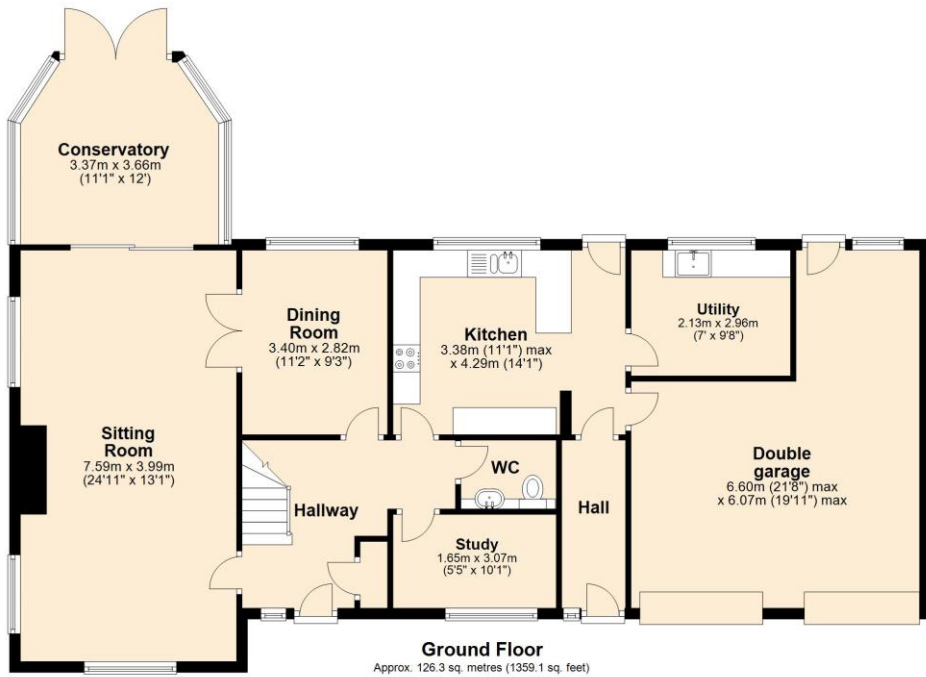
Council tax band: F

Ref: 2/19611/KH

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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 194.9 sq. metres (2097.8 sq. feet)

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