

Bury Road | Hopton, Diss | IP22 2NU

Guide Price £499,950

twgaze

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A substantial detached four-bedroom bungalow occupying a prominent village centre position within grounds of approximately 0.65 acres (sts). Offering around 1,680 sq ft of well-proportioned accommodation, together with a double garage, workshops and extensive gardens, Padgett Lodge presents an excellent opportunity to modernise and create a superb family home. With all village amenities within walking distance and potential for further enhancement, subject to the necessary consents, early viewing is highly recommended.

- Spacious detached bungalow
- Impressive L-shaped reception room
- Double garage and attached workshop
- Walking distance to village amenities
- Four double bedrooms
- Wet room and separate cloakroom
- Mature gardens extending to approximately 0.65 acres (sts)
- ** NO ONWARD CHAIN**

Location

Hopton is a popular and well-served village situated in West Suffolk, just south of the Norfolk border on the B1111 between Stanton and Garboldisham. The village enjoys a strong sense of community whilst being conveniently located approximately 10 miles from the market town of Diss, which offers a mainline rail service to London Liverpool Street. The nearby town of Thetford also provides direct rail links to London King's Cross. Village amenities include a convenience store, public house, doctor's surgery, dental practice, primary school, village hall and the historic All Saints Church. Further facilities include a takeaway, mobile post office and hairdressers. The surrounding countryside provides an abundance of attractive walks and outdoor pursuits, with the renowned Knettishall Heath Nature Reserve located close by.

Property

Padgett Lodge is a spacious detached bungalow occupying a substantial plot in the centre of the village. Positioned within easy walking distance of the village amenities, including the shop, pub, church and school, the property offers an exciting opportunity for purchasers seeking a generous family home with scope to further enhance and personalise. Set within grounds extending to approximately 0.26 hectares (0.65 acres) sts, the property has been a much-loved family home for many years and now presents the next owner with the opportunity to create something truly special. Subject to the necessary planning permissions, there may also be potential for further development of the site. The property is set well back from the road and approached via a large gravel driveway providing ample parking for numerous vehicles.





















The front gardens are predominantly laid to lawn and create an attractive approach to the property. A ramp leads to the level-access entrance door, opening into a porch and subsequently a spacious reception hall with useful built-in storage cupboards. The accommodation is thoughtfully arranged with the living accommodation positioned to one side of the property and the bedroom accommodation to the other, creating an excellent balance of space and practicality. Internally, the bungalow extends to approximately 1,680 square feet of well-proportioned accommodation. The principal reception room is an impressive L-shaped space measuring approximately 25' x 25', enjoying an abundance of natural light from four large windows overlooking the front and side gardens. The adjoining dining room offers direct access to the rear terrace via patio doors and provides an excellent space for entertaining, with a further door leading through to the kitchen. The kitchen is fitted with a range of timber-fronted units incorporating display cabinets, an integrated under-counter fridge, Neff wall oven and grill, together with a ceramic hob. The adjoining utility room provides additional storage and workspace, complete with further fitted units, integrated freezer, water softener and useful corner carousel cupboards. Two windows overlook the rear garden and there is a boiler cupboard housing the Grant oil-fired boiler. A separate cloakroom is fitted with a WC and wash basin. Beyond, the inner hallway provides access to all four double bedrooms, with two positioned to the front and two overlooking the rear gardens. The wet-room style bathroom is fitted with a shower area, vanity storage, integrated wash basin and WC. Further benefits include a large airing cupboard and loft access via a fitted ladder.

Outside

A particular feature of Padgett Lodge is the generous plot which surrounds the property and extends to approximately 0.65 acres sts. The gardens are predominantly laid to lawn with established hedging providing a good degree of privacy. The property benefits from a linked double garage, attached workshop and a further detached brick-built workshop/store, together with a timber shed. To the rear, a spacious paved terrace provides an excellent area for outdoor dining and entertaining whilst enjoying views over the gardens. The grounds offer considerable potential for landscaping and enhancement, allowing purchasers the opportunity to create a garden to suit their own tastes and requirements.

Services: Mains electricity, water and drainage. Oil-fired central heating.

How To Get There: What3Words: ///goodbyes.guarding.delighted

Council Tax Band: E

Tenure: 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.

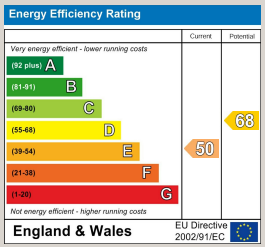
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