



Shickle Place, Hopton, Diss, Suffolk, IP22 2QR

MARK · EWIN
BURY ST EDMUNDS

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Three bedroom detached family home with driveway located in the well-served village of Hopton. The accommodation on the ground floor comprises an entrance hall, WC, spacious dining room featuring a fireplace and sitting room with sliding doors into the sunroom. The kitchen is fitted with an induction hob and built-in oven. The former garage has been thoughtfully converted to provide a practical boot room and useful utility area, complete with an additional hob and sink, space for a dishwasher and washing machine, and extensive wall-mounted units for storage.

Moving to the first floor three bedrooms can be found, with the principal offering an ensuite with shower, the family bathroom completes the accommodation.

Externally, the front garden is laid to shingle, with a driveway providing off-road parking and a pathway leading to the front entrance. The rear garden is predominantly paved creating generous space for outdoor seating whilst remaining low maintenance, complemented by shrubs and a small lawned area leading to a summer house.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage.

Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A143 towards Diss going through the villages of Great Barton and Ixworth. Upon entering the village of Stanton turn left onto Barningham Road along the B1111 and continue into the village of Hopton. Once entering the village take the right hand turning into Thelneham Road and turn left into Holme Close. Shickle Place can be found

Location

The village of Hopton is a well served village with many amenities including a village store, public house, primary school and church. The nearby town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hall 7' 10" x 4' 4" (2.39m x 1.32m)

WC 7' 10" x 4' 2" (2.39m x 1.27m)

Dining Room 14' 8" x 11' 7" (4.48m x 3.54m)

Sitting Room 10' 9" x 9' 11" (3.28m x 3.01m)

Kitchen 13' 8" x 8' 8" (4.17m x 2.65m)

Sun Room 12' 3" x 10' 2" (3.74m x 3.10m)

Utility 12' 3" x 7' 9" (3.74m x 2.36m)

Boot Room 7' 9" x 4' 8" (2.36m x 1.42m)

Bedroom 12' 10" x 11' 7" (3.90m x 3.54m)

Bedroom 11' 10" x 10' 9" (3.60m x 3.28m)

Bedroom 8' 6" x 7' 4" (2.60m x 2.23m)

En-suite 7' 8" x 6' 4" (2.34m x 1.92m)

Family Bathroom 8' 7" x 4' 7" (2.61m x 1.39m)

Rear Porch 7' 0" x 5' 4" (2.13m x 1.63m)

Front and Rear Garden

Additional Information:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

**Offers in Excess of £375,000
Freehold**





TOTAL: 1130 sq. ft, 105 m2
 1st floor: 663 sq. ft, 62 m2, 2nd floor: 467 sq. ft, 43 m2
 EXCLUDED AREAS: BOOT ROOM: 39 sq. ft, 4 m2, UTILITY (CONVERSION): 95 sq. ft, 9 m2, FIREPLACE: 6 sq. ft, 1 m2,
 WALLS: 118 sq. ft, 10 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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