



2 The Green, North Lopham

Minors & Brady



2 The Green

North Lopham, Diss

A cottage with genuine charm, The Dolls House offers a lifestyle shaped by character, comfort and the gentle pace of North Lopham. This detached home blends original features with welcoming living spaces, from its cosy front-facing sitting room to the bright conservatory that opens the house to the garden. Three bedrooms provide a calm retreat upstairs, while the established outdoor space, with its lawn, patio, planted beds and fruit trees, adds everyday enjoyment. Altogether, it's a home that suits buyers looking for a characterful village setting, practical interiors and a garden that enhances the appeal of rural living.

Agents Notes

Freehold

Connected to mains water and electricity.

Septic tank.

Please note: The neighbour owns the driveway in which the property has right of access.





2 The Green

North Lopham, Diss

- 'The Dolls House' a quaint detached cottage located in the small Norfolk village of North Lopham
- Retains its original character features of exposed timber beams, original tiled flooring, rustic brick-work and wooden internal doors
- Comfortable living room that invites you to relax and entertain, with two front-facing windows that overlooks the front of the residence
- Kitchen fitted with units, a Butler sink, a freestanding oven and areas for your appliances
- Light-filled conservatory that extends the reception space, offering views of the garden
- Ground-floor bathroom comprising of a classic three-piece suite
- Three first-floor bedrooms offering comfort and privacy, one of which is a principal bedroom benefiting from a private en-suite shower room
- A private, established garden featuring a patio for outdoor seating, a timber shed, a sweeping lawn, planted beds and fruit trees
- A driveway providing off-road parking
- Walking distance to local pub and primary school





2 The Green

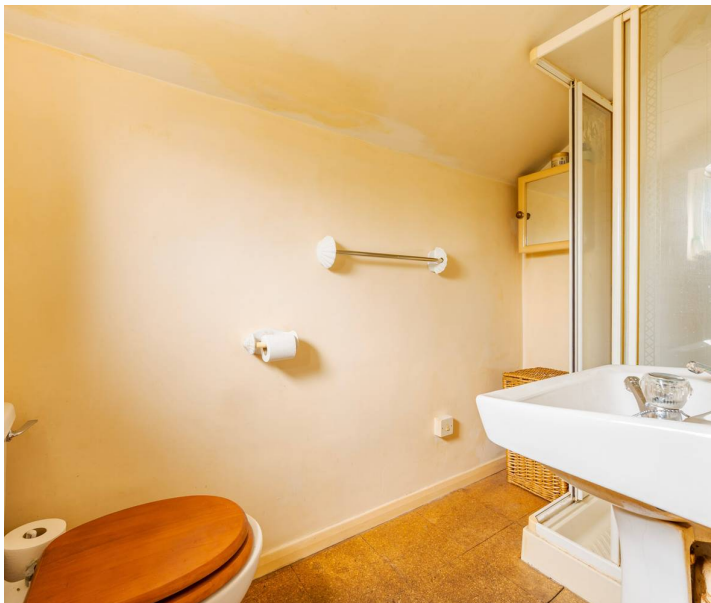
North Lopham, Diss

The Location

The Green sits in a pleasant corner of North Lopham, a well-kept rural village surrounded by open farmland and quiet lanes. Daily needs are met within the village through its pub, church and active community scene, while a wider range of amenities is close at hand in neighbouring Diss and East Harling.

Supermarkets including Tesco, Morrisons and Aldi are all found in Diss, around ten minutes away, with further choice in Attleborough. Families have access to North Lopham Primary School within the village, with Diss High School and Old Buckenham High School among the nearest secondary options.

Transport links are straightforward: Diss station provides direct rail services to Norwich and London Liverpool Street, and the A1066 and A140 offer easy road connections across Norfolk and into Suffolk. The setting supports a relaxed, outdoors-led lifestyle, with footpaths, village greens and nearby market towns creating a comfortable balance between rural living and everyday convenience.



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2 The Green

North Lopham, Diss

The Dolls House

The Dolls House offers a lifestyle rooted in village charm, characterful living and the gentle pace that North Lopham is known for. This detached cottage carries an unmistakable sense of heritage, with exposed timber beams, original tiled flooring, rustic brickwork and traditional wooden doors creating an atmosphere that feels both timeless and welcoming.

The living room sets the tone for the home. It's a comfortable, sociable space with two front-facing windows that bring in soft natural light, making it ideal for relaxed evenings, quiet mornings or gathering with friends.

The kitchen continues the cottage's authentic feel, fitted with units, a Butler sink and a freestanding oven, with room for your appliances. It's the sort of kitchen that encourages slow weekend cooking, everyday practicality and a connection to the home's original character.

A conservatory extends the reception space, offering a bright, peaceful spot overlooking the garden. It's well suited to reading, dining or simply enjoying the changing seasons from the comfort of indoors.





2 The Green

North Lopham, Diss

The ground-floor bathroom features a classic three-piece suite, completing the layout on this level.

Upstairs, three bedrooms provide a calm and private setting. The principal bedroom benefits from its own en-suite shower room, giving the floor a thoughtful balance between shared and personal space.

The garden is a standout feature, established and full of interest. A patio offers a natural area for outdoor seating, while the sweeping lawn, planted beds and fruit trees create a setting that encourages time spent outside. Whether tending to the garden, enjoying a quiet afternoon or hosting during warmer months, it's a space that adds genuine lifestyle appeal. A timber shed provides useful storage, and the driveway offers off-road parking.

Altogether, The Dolls House is a cottage that blends character, comfort and village living. It's well suited to buyers seeking a home with personality, practical spaces and a garden that enhances everyday life.

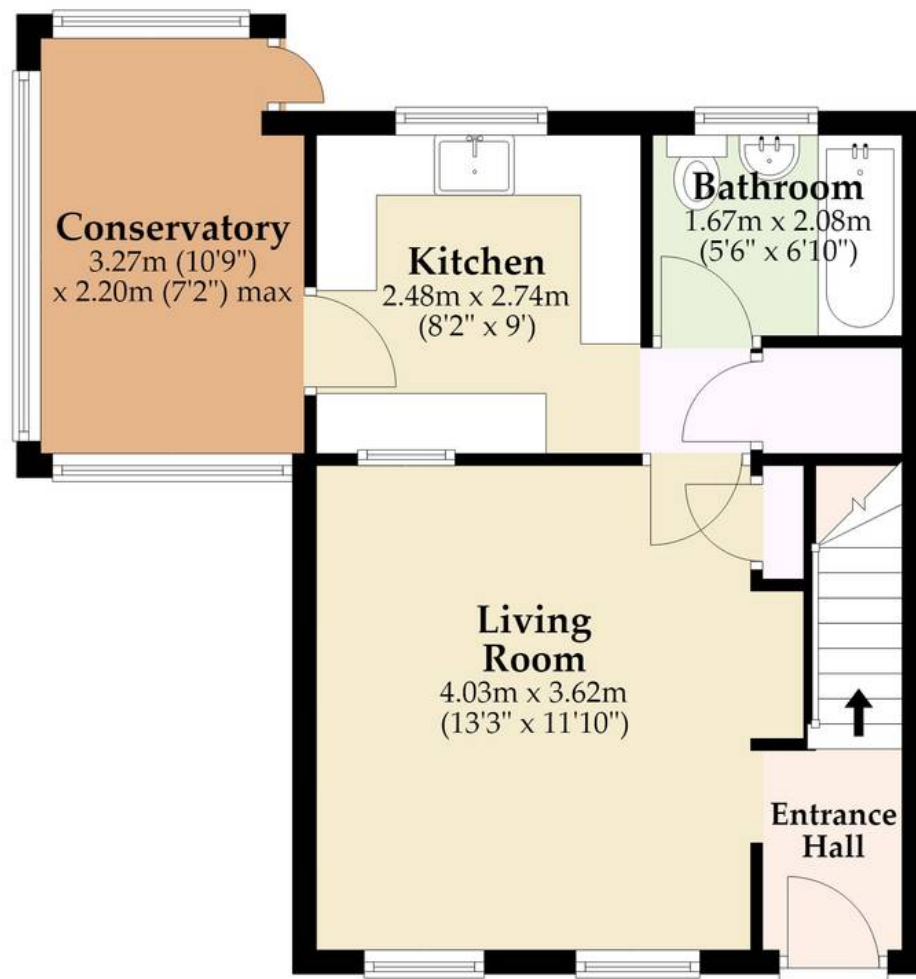
North Lopham's friendly atmosphere and rural surroundings make this a lovely place to settle, offering a lifestyle that feels grounded, relaxed and connected to the charm of Norfolk.



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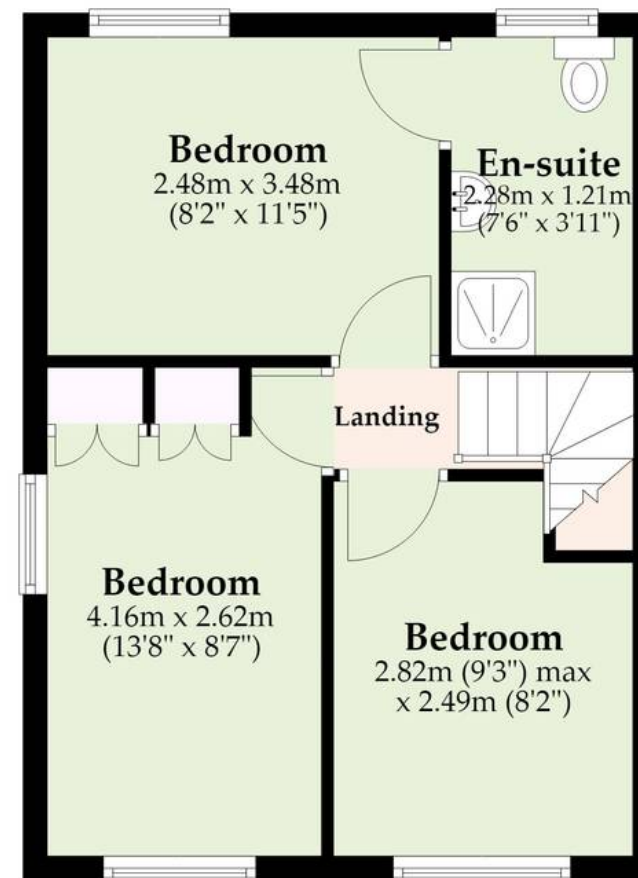
Ground Floor

Approx. 40.3 sq. metres (434.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.1 sq. feet)



Total area: approx. 73.6 sq. metres (792.1 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

Plan produced using PlanUp.

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