



The Old Bakery Nethergate Street, Hopton

Minors & Brady





# The Old Bakery Nethergate Street

Hopton, Diss

Located in the heart of the well-served village of Hopton, The Old Bakery is a charming four-bedroom detached period home, with the oldest part of the property dating back to the 18th century.

Beautifully combining character features with flexible modern living, the property offers an abundance of versatile accommodation, generous gardens, extensive off-road parking and useful outbuildings. Whether you're looking for a spacious family home, multi-generational living or a property with dedicated space for home working and hobbies, this unique home offers exceptional adaptability in a sought-after village setting.



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Hopton, Diss

- Charming four bedroom detached period home, with the oldest part of the property dating back to the 18th century and beautifully blending character with modern family living
- Flexible and spacious accommodation including three reception areas, allowing rooms to be adapted for additional living space, home working, hobbies or guest accommodation
- Bright and inviting sitting room featuring double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living
- Well appointed galley kitchen fitted with a comprehensive range of units and integrated oven, hob, fridge, freezer and dishwasher for everyday convenience
- Four generously proportioned bedrooms, including a principal bedroom with a private ensuite shower room, complemented by a spacious family bathroom with both a separate bath and shower
- First floor double bedroom providing an ideal guest suite or dedicated home office while enhancing the home's versatile layout
- Generous rear garden predominantly laid to lawn with a paved patio, mature trees and established planting, offering an excellent space for relaxing, entertaining and family enjoyment
- Extensive driveway providing ample off road parking, alongside two useful outbuildings with power and lighting, currently utilised as a home gym and additional storage
- Occupying a prime position in the heart of the well served village of Hopton, within easy reach of local amenities while enjoying a peaceful village setting



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## Location

Situated in the desirable village of Hopton, The Old Bakery enjoys a peaceful rural setting while remaining well connected to nearby towns and amenities. The village offers a strong sense of community, with a primary school, village hall, local shop, and public house, while the market town of Diss is just a short drive away, providing a wider selection of supermarkets, independent shops, cafés, restaurants, healthcare facilities, and a mainline railway station with direct services to Norwich, Cambridge, and London Liverpool Street.

Surrounded by the attractive Suffolk countryside, the area is ideal for walking, cycling, and enjoying the outdoors, with a network of quiet country lanes and public footpaths nearby. Convenient road links also provide straightforward access to Bury St Edmunds, Thetford, and Norwich, making this an excellent location for those seeking village life without sacrificing connectivity.

## Nethergate Street, Hopton

The entrance hall provides access to the principal accommodation, where the bright and spacious sitting room enjoys double doors opening directly onto the rear garden, allowing natural light to flood the space while creating a seamless connection to the outdoors.



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## The Old Bakery Nethergate Street

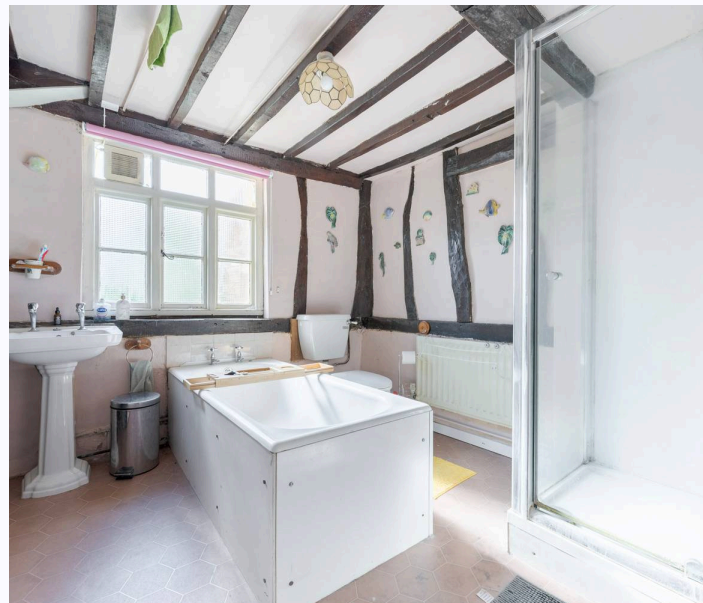
Hopton, Diss

The well appointed galley kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances including an oven, hob, fridge, freezer and dishwasher.

A further reception room sits at the heart of the home, providing a flexible space that could be utilised as a formal dining room, family room or home office, while also giving access to the staircase leading to the first floor.

The ground floor continues to impress with three generously proportioned bedrooms, providing exceptional flexibility to suit a variety of lifestyles. One room is currently arranged as an additional reception room, while another is utilised as a dedicated music room, highlighting the versatility of the accommodation.

The principal bedroom benefits from a private ensuite shower room, while a spacious family bathroom fitted with both a separate bath and shower serves the remaining ground floor accommodation. Upstairs, a further double bedroom creates an ideal guest suite, or peaceful home office.



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## The Old Bakery Nethergate Street

Hopton, Diss

Outside, the property enjoys a generous rear garden, predominantly laid to lawn and complemented by a paved patio, mature trees and established planting, creating an attractive setting for outdoor dining, entertaining and family enjoyment.

To the front and side, an extensive driveway provides ample off road parking and leads to two useful outbuildings with power and lighting, currently utilised as a home gym and additional storage, while offering excellent potential for a variety of uses.

### Agents Notes

Freehold, connected to mains water, electricity and drainage.

Council tax band - D



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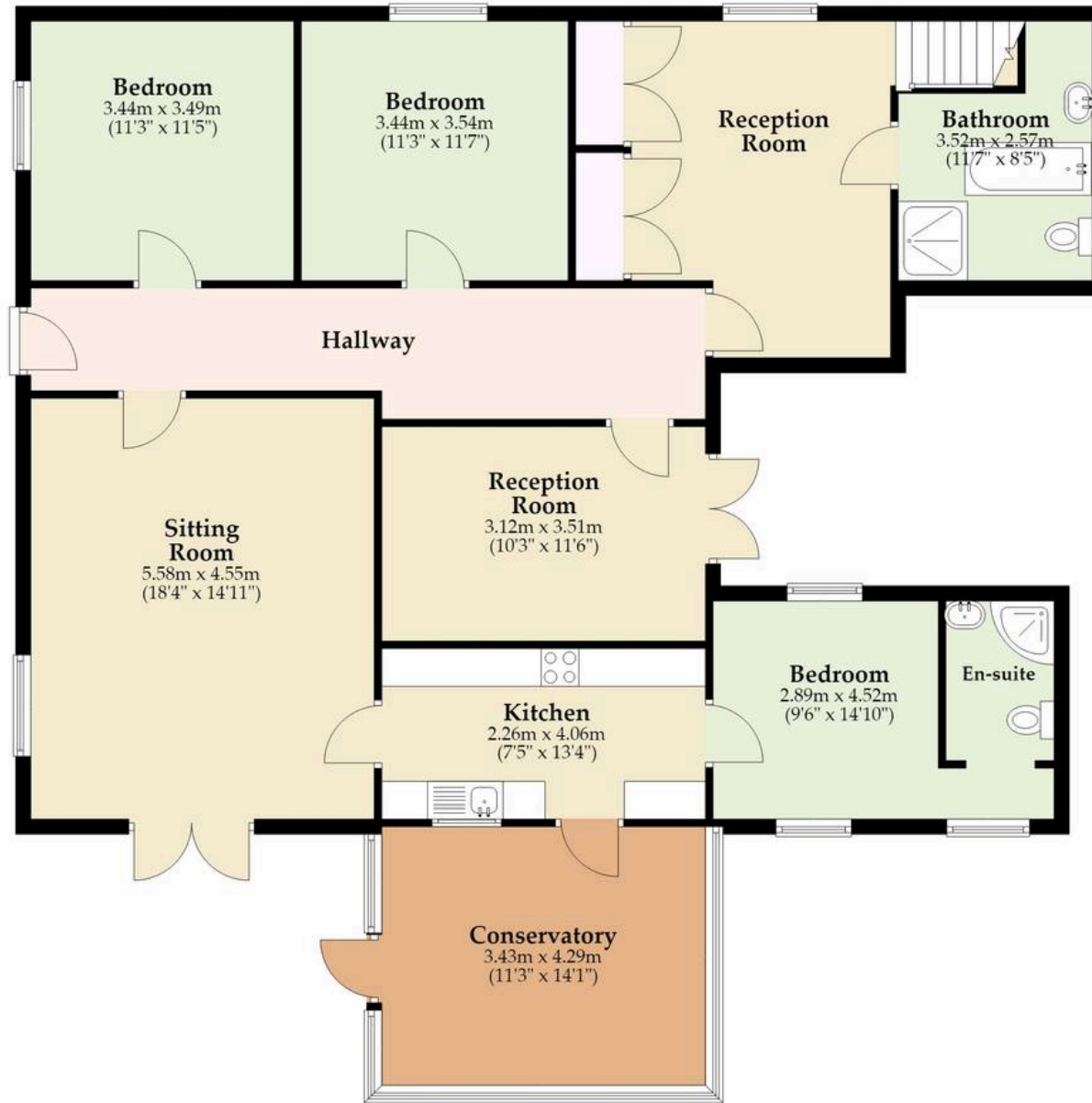






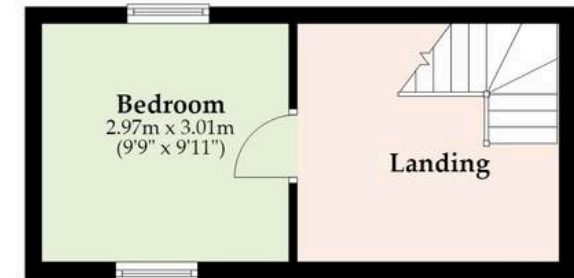
## Ground Floor

Approx. 125.6 sq. metres (1351.5 sq. feet)  
(excluding Reception Room)



## First Floor

Approx. 18.5 sq. metres (199.0 sq. feet)



Total area: approx. 144.0 sq. metres (1550.5 sq. feet)

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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Dreaming of this home?  
Let's make it a *reality*.



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Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
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 [diss@minorsandbrady.co.uk](mailto:diss@minorsandbrady.co.uk)

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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