



7d The Green, North Lopham

Minors & Brady



7d The Green

North Lopham, Diss

This impressive detached home, built in 2021, offers a high standard of modern living together with an unusually generous plot and an attractive outlook across the surrounding farmland. Set within an exclusive development on the edge of North Lopham, the property combines spacious and flexible accommodation with excellent outdoor space, making it particularly well suited to modern family life. The quality of the finish is immediately apparent, with carefully considered interiors, generous reception spaces and a superb open-plan kitchen and dining room forming the heart of the home.

With four double bedrooms, three bathrooms, a detached double garage and ample parking, the property offers the space and versatility expected of a substantial family home while retaining a fresh and contemporary feel throughout.

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North Lopham, Diss

- Immaculately presented detached home built in 2021, occupying a substantial plot in an exclusive development on the edge of North Lopham
- Generous and versatile accommodation arranged over two floors, combining well considered family spaces with an exceptionally high standard of presentation throughout
- Impressive open plan kitchen and dining room forming the heart of the home, finished to a high specification with extensive cabinetry, Quartz work surfaces and integrated appliances
- Spacious dual aspect sitting room offering a separate and comfortable reception space, with a wood burning stove creating an attractive focal point and a cosy setting
- Separate dining room providing a versatile additional reception room, ideal for formal dining, a snug, playroom or dedicated home office depending on requirements
- Four well proportioned double bedrooms arranged across the first floor, providing excellent accommodation for family living, guests and home working
- Beautifully appointed four piece family bathroom with freestanding bath, separate shower, vanity storage and heated towel rail, alongside a convenient ground floor WC
- Expansive private garden extending around the rear and side of the property, with a generous lawn and attractive patio areas enjoying an open outlook across surrounding farmland
- Large sweeping driveway providing ample parking for multiple vehicles, complemented by a detached double garage and a peaceful edge of village position





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Location

Situated in the heart of the village of North Lopham, The Green enjoys a peaceful Norfolk setting surrounded by attractive countryside. The village has a strong community feel and offers useful local amenities, including a village shop, primary school, church, public house, and community facilities. The nearby market town of Diss provides a broader range of supermarkets, independent shops, cafés, restaurants, healthcare services, and leisure facilities, while the town's railway station offers direct services towards Norwich, Ipswich, and London Liverpool Street.

The surrounding countryside provides plenty of opportunities for walking and cycling, with quiet lanes and open farmland characteristic of the area. Thetford Forest is also within easy reach, offering extensive woodland and outdoor recreation, while good road connections provide access to the wider Norfolk and Suffolk region.

The Green, North Lopham

A welcoming entrance hall provides a bright and spacious introduction to the home, with access to the principal ground floor rooms and stairs leading to the first floor.



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The separate sitting room is a particularly comfortable reception space, benefiting from a dual aspect that brings plenty of natural light into the room. A wood burning stove provides an attractive focal point and adds a cosy feel, making this an ideal room for relaxing.

Also positioned on the ground floor is a separate dining room, offering useful flexibility according to the needs of the household. It would work equally well as a formal dining space, snug, playroom or home office, while a useful utility area provides additional storage and practical space for everyday household tasks.

The main feature of the ground floor is undoubtedly the impressive open plan kitchen and dining room. Designed with modern family life and entertaining in mind, the kitchen has been finished to a high standard with a comprehensive range of cabinetry, Quartz work surfaces and integrated appliances. There is plenty of space for dining and informal seating, while the direct connection with the garden makes this a particularly enjoyable room throughout the year. French doors and bi fold doors open out towards the garden, creating a seamless connection between the house and outside space.



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Upstairs, the spacious landing leads to four well proportioned double bedrooms. The principal bedroom enjoys views across the surrounding fields and benefits from a walk in wardrobe and stylish ensuite shower room. A further bedroom also benefits from its own ensuite, while the remaining bedrooms provide excellent flexibility for family members, guests or home working.

The first floor is completed by a beautifully appointed four piece family bathroom, featuring a freestanding bath, separate shower, vanity storage and heated towel rail. There is also a convenient WC on the ground floor.

Outside, the property really comes into its own. The rear and side gardens form a substantial private plot, with a generous lawn extending beyond the patio areas and providing plenty of space for outdoor dining, entertaining and gardening. The open outlook towards the surrounding farmland gives the garden a particularly pleasant setting and a sense of space that is difficult to find with a modern home.

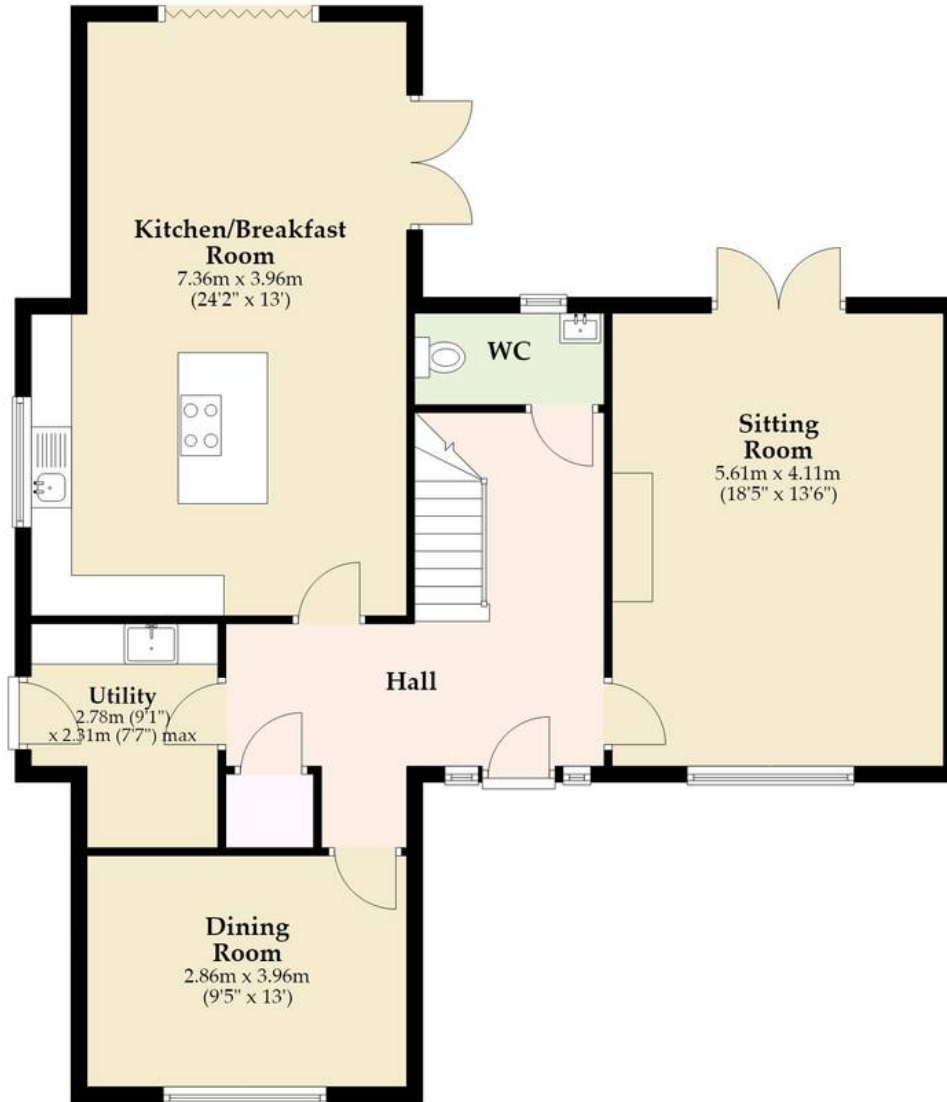
To the front, a large sweeping driveway provides ample parking for multiple vehicles and leads to a detached double garage, while access is available to both sides of the property. Solar panels are also being installed, adding a further modern and energy efficient feature to this already well considered home.



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Ground Floor

Approx. 93.5 sq. metres (1006.9 sq. feet)



First Floor

Approx. 91.8 sq. metres (988.0 sq. feet)



Total area: approx. 185.3 sq. metres (1994.9 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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diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

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