



Tanns Lane | North Lopham | Diss | IP22 2LZ

Guide Price £625,000

**DURRANTS**  
SINCE 1853

## Key features

- Unlisted detached cottage
- Heart of the village with field views
- Delightful well-stocked gardens
- Versatile accommodation
- 3 double bedrooms
- Ensuite shower room to principal bedroom
- Garden room
- Separate utility room
- Attached double cart lodge and workshop
- Solar panels with battery backup

## Description

A charming and characterful detached unlisted cottage that perfectly fuses country and village living set in delightful established gardens.



## Directions





# Floor plans

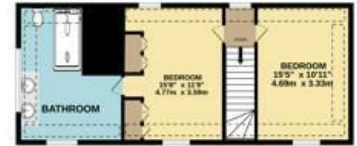
CART LODGE & WORKSHOP  
688 sq.ft. (63.7 sq.m.) approx.



GROUNDFLOOR  
1290 sq.ft. (119.5 sq.m.) approx.



FIRST FLOOR  
548 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 2390 sq.ft. (222.0 sq.m.) approx.

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.  
Made with Metropix 62026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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