



## Hopton Road, Diss, IP22 1JW

Rent - £1,750 PCM      Deposit - £2,019

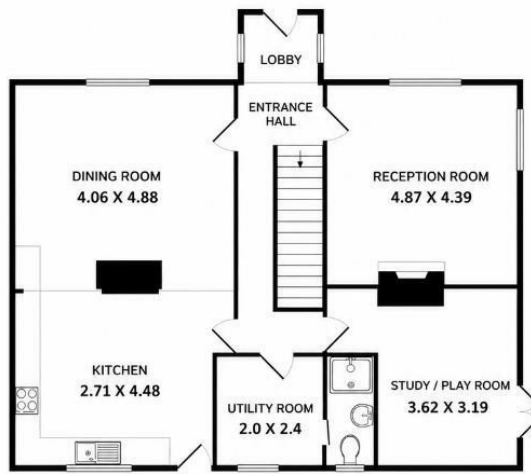
The ground floor offers a well-balanced layout with a dining room leading through to the kitchen, alongside a separate utility room. There is a reception room to the front of the property and an additional study/play room, as well as a convenient ground floor WC.

Upstairs comprises four bedrooms, including a main bedroom with en-suite facilities. The remaining bedrooms are served by a family bathroom, with additional built-in cupboard space providing useful storage. The property is

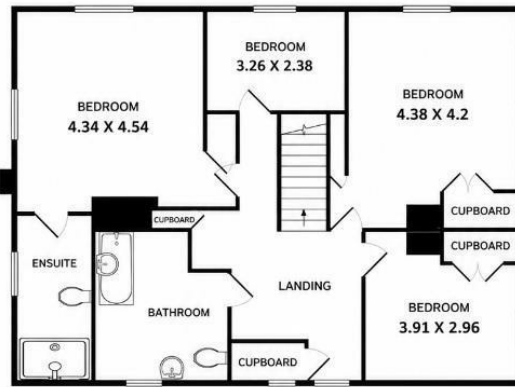
- UNIQUE FOUR BEDROOM HOUSE
- MODERN OPEN PLAN KITCHEN / DINER
- TWO OUTBUILDINGS AND GARAGE
- EPC RATING - E
- USAF PERSONNEL READY
- RURAL LOCATION
- PRINCIPAL BEDROOM WITH EN-SUITE
- WATER BILLS INCLUDED
- COUNCIL TAX BAND - E
- EARLY VIEWING ADVISED



Council Tax Band: E - EPC Rating: E 48



GROUND FLOOR  
APPROX. FLOOR  
AREA 1014 SQ.FT.  
(94.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 979 SQ.FT.  
(90.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1992 SQ.FT. (185.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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