



Sakura Plains
4 Owls Green
Dennington
IP13 8BY

Guide Price £325,000





- Extension In Progress - Sold As It Is Currently
- Large inglenook fireplace with wood burner
- Generous Private Front & South facing Rear Gardens
- New Bathroom
- Summerhouse and polytunnels



Nestled in the village of Dennington, just five miles north of Framlingham and fourteen miles from Woodbridge, lies a tightly knit and supportive community. The village boasts essential amenities including a pub, a village hall, and a primary school. Opposite the church on the village green stands the Neathouse, offering a cozy spot for tea, coffee, and refreshments, along with a small local shop. At the heart of this community lies the Grade I listed medieval parish church, flanked by a charming thatched cottage. The neighbouring village of Laxfield offers a useful Co-op village shop and two pubs.





Property

This charming, cozy, and distinctive residence offers an attractive prospect for individuals seeking to personalize an economically viable yet aesthetically pleasing rural dwelling. Undergoing a single-storey extension to the rear, slated to accommodate a kitchen, utility area, and shower room, this dwelling affords the opportunity for tailored customization. Sold in its current state, prospective owners have the liberty to finalize the extension according to their preferences. The centrepiece of the living room is a captivating wood burner. Adjacent to the property, a side garage offers considerable storage capacity and holds promising potential for further extension in the future which the vendor holds plans for this subject to planning.

On the upper level, two generously proportioned double bedrooms await, each boasting integrated wardrobes. A recently refurbished bathroom showcases an exquisite bath and refined wood flooring.

Outside

The expansive front and south facing rear gardens provide ample space for gardening enthusiasts and outdoor hosting, particularly during the warmer months.

Complementing the outdoor environment are a picturesque summerhouse, a functional potting shed, and a convenient polytunnel, enhancing the allure of this charming space.

Services

Mains electric is connected the property. Private Drainage. Heating and hot water is provided via the wood burner.

Directions

What three words code
///trending.spades.senses

Viewing – Strictly by appointment by TWGaze

Freehold.

Council Tax Band – C

Ref

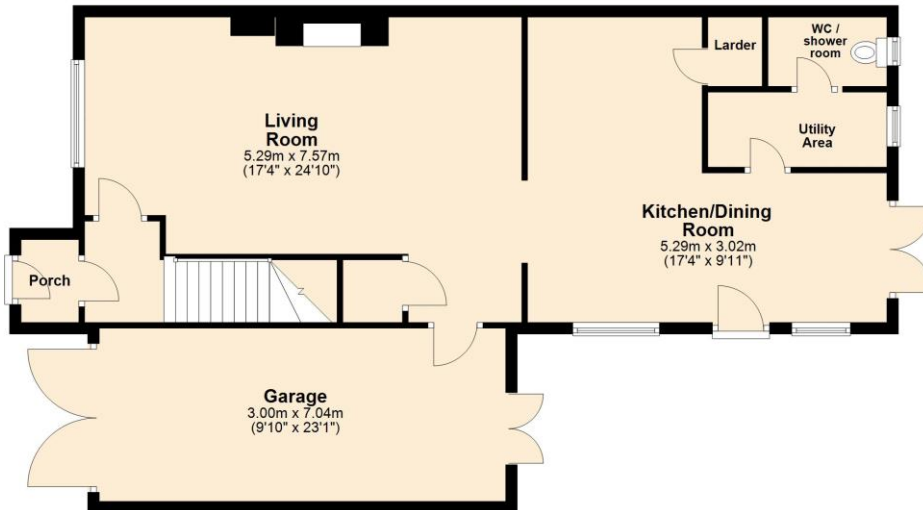
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

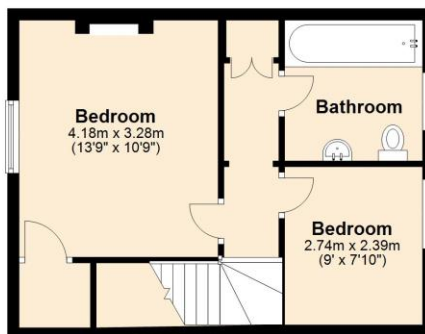
Ground Floor

Approx. 97.0 sq. metres (1043.9 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 133.6 sq. metres (1437.8 sq. feet)

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10 Market Hill
 Diss
 Norfolk IP22 4WJ
 t: 01379 651 931

33 Market Street
 Wymondham
 Norfolk NR18 0AJ
 t: 01953 423 188

rural@twgaze.co.uk
 www.twgaze.co.uk

