





# Denham Corner, Denham, Eye

Guide Price £240,000 - £260,000

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Found in a rural but yet not isolated position, the property is set back from a small country lane backing onto the unspoilt rural countryside lying two miles to the west of Hoxne and just seven miles to the south of Diss. The property sits in an idyllic and sought after situation. Hoxne has proved to have been a popular and sought after location perhaps being one of the prettiest villages along the Waveney Valley and steeped in history. There is still the retention of good local amenities by way of having a primary school, post office/ convenience store, refurbished public house, fine church and village hall. A more extensive and diverse range of amenities and facilities can be found within Diss along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises a two bedroom semi-detached chalet built in 1957 of steel frame construction under a pitched interlocking tiled roof, whilst being heated by an oil fired central heating boiler via radiators. Particular notice is drawn to the spacious feel inside the property with large rooms being flooded by plenty of natural light offering versatile living space at both ground floor and first floor levels of over 800 sq ft.

The property is set back upon a tranquil country road being approached via a shingle and hardstanding driveway giving extensive off-road parking for multiple vehicles leading to the double garage (measuring 23' 0" x 14' 7" (7.03m x 4.46m)). The main gardens lie to the rear enjoying a southerly aspect being predominantly laid to lawn with patio area creating an excellent space for alfresco dining, whilst all being enclosed by panel fencing. Boasting stunning views of the unspoilt rural countryside to the rear.

**SERVICES:**

Drainage - mains

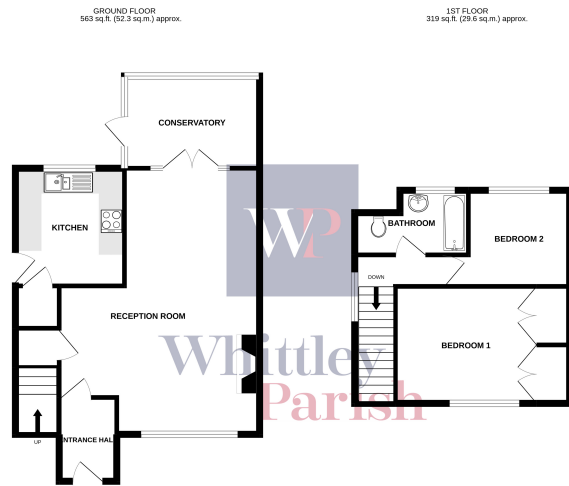
Heating - oil

EPC Rating - E

Council Tax Band - A

Tenure - freehold





TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.

Our floor area calculations are based on the internal area of the finished ground floor. Measurements of plots, buildings, rooms and gardens are approximate and do not constitute a guarantee of accuracy. The agent or developer does not accept any responsibility for any errors or omissions. The information is provided for information only and should not be relied upon for any purpose. The information is provided for information only and should not be relied upon for any purpose. The information is provided for information only and should not be relied upon for any purpose.

- Double garage
- Field views
- Rural location
- Conservatory
- Southerly facing rear gardens
- No onward chain
- Freehold
- Council Tax Band A
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Score	Energy rating	Current	Potential
92+	A		105   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		