



Denton Low Road, Denton - IP20 0AB



Denton Low Road

Denton, Harleston

Situated within an ENVIABLE RURAL LOCATION with a plot of 0.2 ACRES (stms) is this SEMI-DETACHED COTTAGE presented in good order with a good degree of privacy whilst also offering rural views over the WAVENEY VALLEY. Internally this attractive cottage offers a front reception with WOODBURNER, country style custom-made, hand built kitchen with walk in pantry, utility space and ground floor bathroom. There is also the addition of an extended GARDEN ROOM to the side creating extra reception space. On the first floor there are THREE DOUBLE BEDROOMS with the two to the front benefiting from far reaching views. The wonderful private gardens, mostly found to the side offer plenty of space to create your own cottage style garden. You will already find a wide array of matures trees and shrubs as well as tiered area ideal for vegetable beds. In addition there is a large TIMBER STUDIO or ideal home office as well as HARD STANDING DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi Detached Cottage
- Rural Location with Fields Surrounding
- Main Sitting Room & Woodburner
- Kitchen with Pantry & Utility
- Extended Garden Room
- Three Double Bedrooms
- Generous Plot of Approx 0.2 Acres (stems)
- Driveway Parking & Garden Studio

Denton is a rural village located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs. There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

SETTING THE SCENE

Approached via Denton Low Road there is a hard standing parking area for multiple vehicles accessed via a five bar gate. You will find front lawns as well as mature hedging enclosing the front garden. There are two entrances, one to the front and one to the side both off the driveway.



THE GRAND TOUR

Entering via the main entrance door to the front you will find the principal reception room with views to the front across the Waveney Valley as well as brick built fireplace housing a wood burner as well as door leading through to the inner hallway. Off the inner hallway you will find a very useful walk-in storage cupboard with shelving which could be used as a pantry with space for the fridge/freezer as well as access to the kitchen which also houses a built in cupboard as well as stairs to the first floor landing. The kitchen provides access to the side to the conservatory as well as beyond to the family bathroom. The kitchen offers a range of country style units with wood worktops as well as integrated double oven and hob with extractor fan over, butler sink and space for a dishwasher. The conservatory to the side offers a second reception space with plenty of room for large dining table as well as seating, with double doors from the conservatory leading onto the garden. To the rear of the kitchen there is a small utility space with a second sink as well as access to the family bathroom, which offers a bath with thermostatic shower over and hand wash basin and W/C as well as built in storage. Heading up to the first floor landing you will find a stripped wood flooring as well as built in storage cupboard and access to three bedrooms. To the rear of the cottage there is a double room and to the front you will find the main bedroom with fireplace and wood flooring as well as lovely views to the front and there is a further third bedroom adjacent also to the front of the cottage.

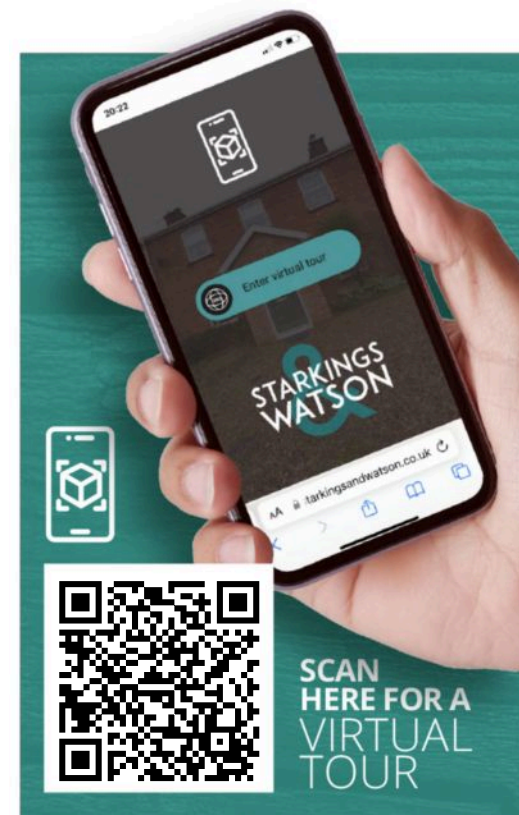
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



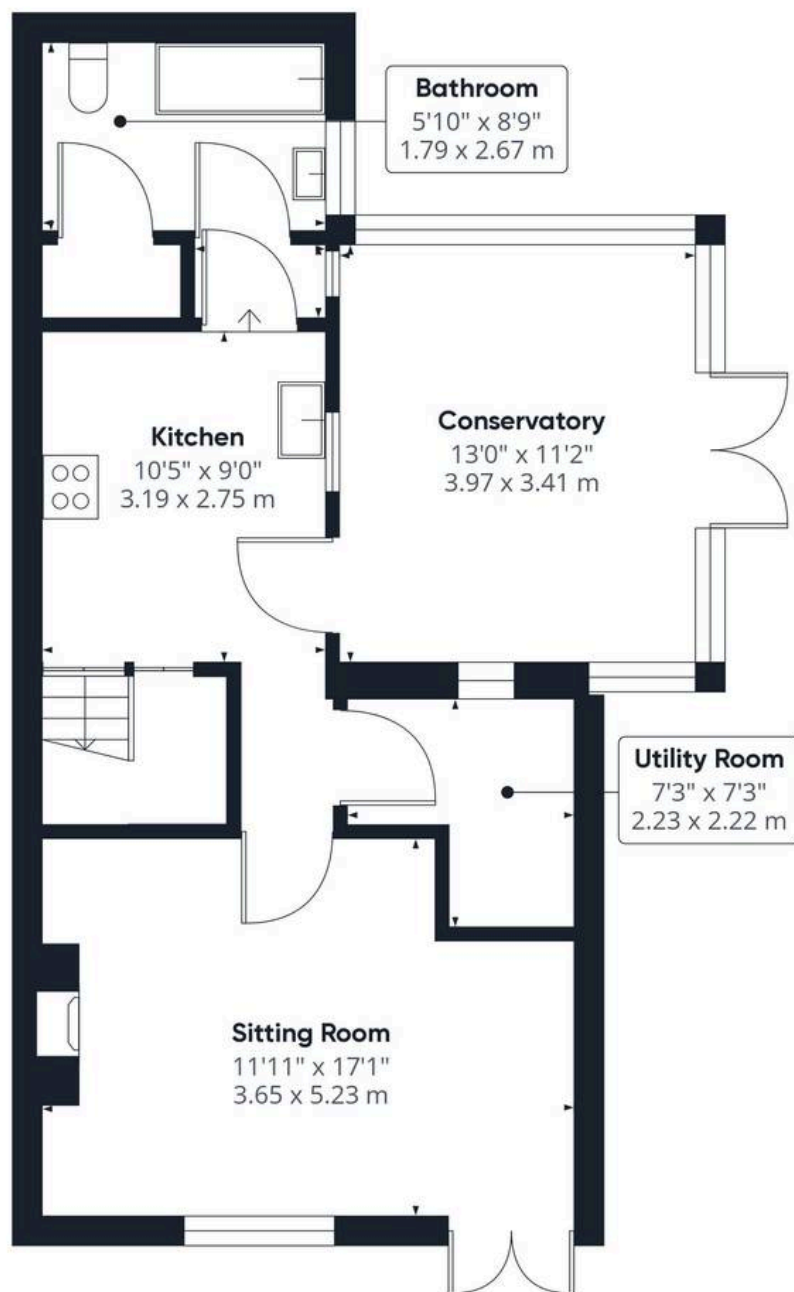




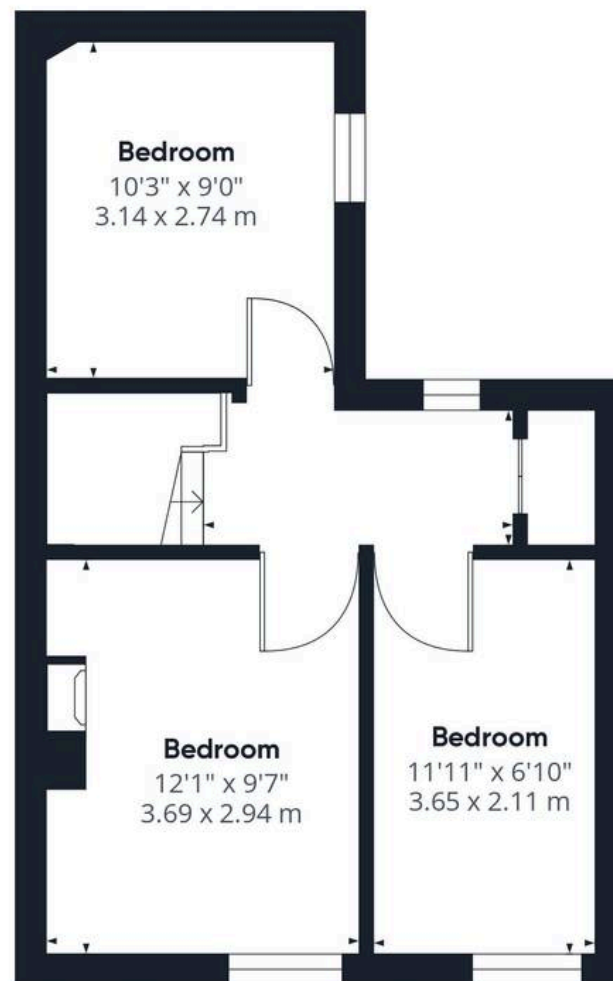
THE GREAT OUTDOORS

The impressive garden plot measures approximately 0.2 acres (stms) and is mostly laid to lawn with mature trees, shrubs and hedging surrounding. The garden backs onto open fields and also offers a timber built studio which could also be used as a home office, and shed. The garden is tiered to the rear over multiple levels offering plenty of space for vegetable beds and planting, together with a timber shed offering useful storage. The garden offers a good degree of privacy as well as being a wonderful space to make your own with enviable peace and quiet.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

941.95 ft²

87.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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