



**Rose Cottage Darrow Green Road, Denton Harleston IP20 0BA**

**welcome to**

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William H Brown Bungay are thrilled to present this TWO DOUBLE BEDROOM, Semi-Detached cottage located in the rural and charming village of Denton. The property is surrounded with picturesque countryside views and the property benefits from off-road parking and studio in the enclosed Rear garden.



**We present this exciting opportunity to purchase this Two Double Bedroom Semi-Detached Cottage; situated in the rural village of Denton. The village is situated in the Waveney Valley between the two towns of Bungay and Harleston; meaning it has the best of both worlds of providing rural style living with amenities only a 10-15 minutes' drive away. The village benefits from its own village hall, church and playing field and the property itself is surrounded by lovely views of countryside - creating a tranquil surround to get immersed in. Off road parking is provided for a multiple vehicles to the front of the home. Upon entering, an entrance hall provides a convenient space for coats and shoes with a built in cupboard. A shower room is situated in front. The Kitchen/Diner/Breakfast Room is spacious and multi-functional - creating a superb hub of the home ideal for entertaining guests in a social lay out. There is plenty of storage with under stair cupboard space and traditional fitted wall and base units- in keeping with the cottage style. Double doors lead through to the conservatory which provides yet more reception area, with access to the Rear garden and handy utility space. This garden fully enclosed with seating area, laid lawn and access to the Annex - with its own Shower room - ideal for many situations. The lounge is made cosy with a log burner fitted in a brick built fireplace. Upstairs, there are two double bedrooms, both with easy access to the family bathroom.**

### **Location**

Only 20 miles from the Coast (Southwold). 14 miles from Norwich City Centre. Highly rated primary school in neighbouring village. Local village hall has a bar open on Friday evenings.

### **Accommodation**

#### **Ground Floor**

##### **Entrance Hall**

Overhead light fitting, Access to Shower Room in front or Kitchen/Breakfast Room to the Side aspect, Stairs leading to first floor landing, Tiled flooring.

##### **Reception Room/ Lounge**

15' 1" x 11' 8" ( 4.60m x 3.56m )  
Wooden beamed ceilings, Two double glazed window to Front aspect, Brick built fireplace with wood burner, Wall lighting, Radiator, Power points, Carpet flooring.

##### **Kitchen/Breakfast Room**

21' 3" x 11' 2" ( 6.48m x 3.40m )  
Overhead light fitting, Doors leading through to Conservatory, Under stair storage space, Wall and base units with work surfaces, Cooker with induction hob and extractor fan overhead, Sink and drainer unit, Space for fridge freezer, Power points, Radiators, Laminate flooring.

##### **Shower Room**

Overhead light fitting, Toilet, Wash hand basin, Shower cubicle, Vinyl flooring.

##### **Conservatory**

19' 4" x 18' 4" ( 5.89m x 5.59m )  
uPVC Construction, Radiator, Power points, Utility area with wall and base units with work surfaces, Space for washing machine and tumble dryer, Laminate flooring.

#### **First Floor**

##### **Landing**

Access to Bedroom 1 and 2 and Family bathroom.

##### **Bedroom 1**

15' 9" x 12' 1" ( 4.80m x 3.68m )  
Over head light fitting, Two double glazed windows to Front aspect, Two storage cupboards, Radiator, Power points, Carpet flooring.

##### **Bedroom 2**

11' 5" x 11' 1" ( 3.48m x 3.38m )  
Overhead light fitting, Double glazed window to Rear and Side aspect, Power points, Radiator, Carpet flooring.

##### **Bathroom**

Double glazed window to Rear aspect, Toilet, Wash hand basin, Freestanding Bath, Vinyl flooring.

#### **Outside**

##### **Front Garden**

Stone driveway area suitable for multiple vehicles (up to four), Hedge to left side aspect and fence to right side aspect, Patio area ideal for some flower pots and bin storage, Access to Front door of the property, Side access gate to the Rear Garden.

##### **Rear Garden**

Enclosed Rear garden, Patio area from Conservatory doors ideal for seating, The rest of the garden is laid to lawn with two garden sheds and the Annex.

##### **Annex**

15' 5" x 9' 2" ( 4.70m x 2.79m )  
Installed annex which could be utilised as a Studio, Office or additional Bedroom and is great due to having a Shower room (Excluding Shower Room measurements). Double doors Front aspect, Double glazed window to front and side aspects, Lighting.

##### **Shower Room Of Annex**

Double glazed window to Side aspect, Toilet, Wash hand basin, Shower cubicle.



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## Rose Cottage Darrow Green Road, Denton Harleston

- Two Double Bedroom Semi-Detached Cottage
- Lounge with Log Burner
- Off Road Parking for Multiple Vehicles
- Countryside Views - Rural Village Location
- Insulated Studio/ Office Space/ Additional Bedroom with Shower Room
- Enclosed Rear Garden with Patio Area and Laid Lawn
- Spacious Kitchen/Diner/Breakfast Room
- Conservatory and Utility Space

Tenure: Freehold EPC Rating: D

offers over

**£335,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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