



Field View

FIELD VIEW  
NORWICH ROAD, DENTON IP20 0BD



## An exquisite and modern 2 bedroom detached bungalow located in the peaceful village of Denton

**Centrally located on a good size plot, this impeccably presented bungalow is the perfect find for those seeking countryside living. The property has been meticulously updated by its current owners and now offers a high standard of modern design throughout.**

**The layout consists of a living room complete with a feature log burner and bi fold doors which lead to the conservatory. The property also features an elegant kitchen, two bedrooms and an additional room which could be used as either a third bedroom or dining room. There is also a family bathroom. There is a good size rear garden with spectacular field views. The property also boasts ample off road parking and a single garage.**

### LOCATION

There is a strong sense of community between the villages of Alburgh and Denton and between them they offer a wide variety of different clubs and societies. The Alburgh with Denton primary school which incorporates a pre-school is very well regarded and it's a short drive to shops and services to the market town of Harleston (4 miles).

Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops, schools, hotels, cafes, restaurants and pubs. Diss which is 14 miles to the West has a mainline rail link to London, Liverpool Street. Norwich is about 20 miles to the North and is the principal shopping and commercial centre for the County.

### SERVICES

Oil fired central heating. Drainage via septic tank. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band C

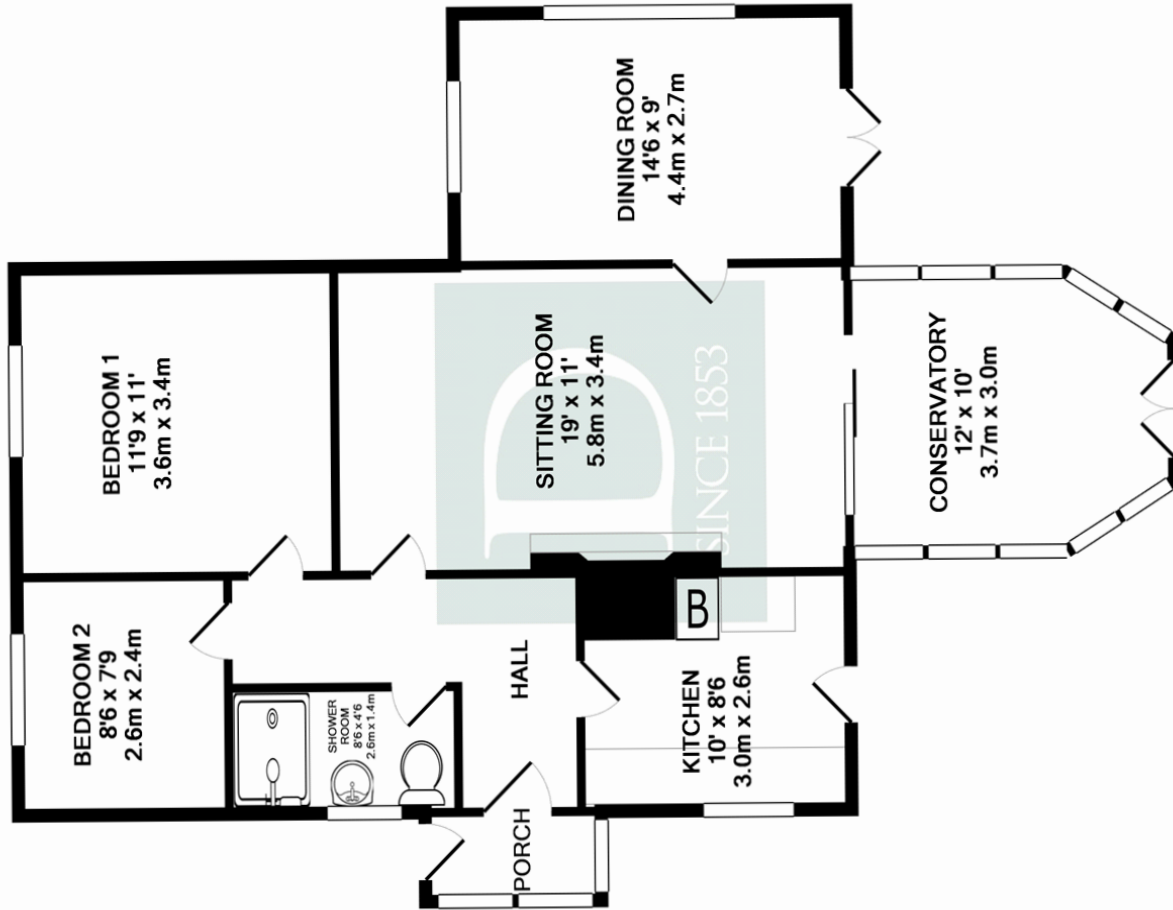
### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.





## FLOOR PLAN



TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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### CONTACT US

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