

# 3 Denham Corner

Denham, Eye, Suffolk, IP21 5DR

**DURRANTS**  
SINCE 1853







**\*no onward chain\*** A 2 Bed Semi – Detached chalet set within an idyllic countryside setting.

Built in the 1950s on a quiet lane in the peaceful village of Denham, is this 2 bedroom chalet. Downstairs you will find a generous size living/ dining room, with a fantastic log burner, a kitchen and conservatory, filled with natural light. The upstairs consists of 2 double bedrooms and a family bathroom. Due to its central position, you are provided with ample outside space wrapped around the property, allowing for plenty of off road parking, and the potential to extend the property further. Planning was previously applied for which can be found on the mid-suffolk council website. A large garden at the rear, along with a large multi-purpose outbuilding (7.13m x 4.61m) and field views.

#### LOCATION

The property is located in Denham, which is just 5 miles from Eye – which has shops and facilities including the renowned Hartesmere School. Diss is just over 7 miles away where there is a mainline rail link to Norwich and London Liverpool Street.

#### VIEWING

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

#### SERVICES

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

#### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band A



2



1



1



7 miles

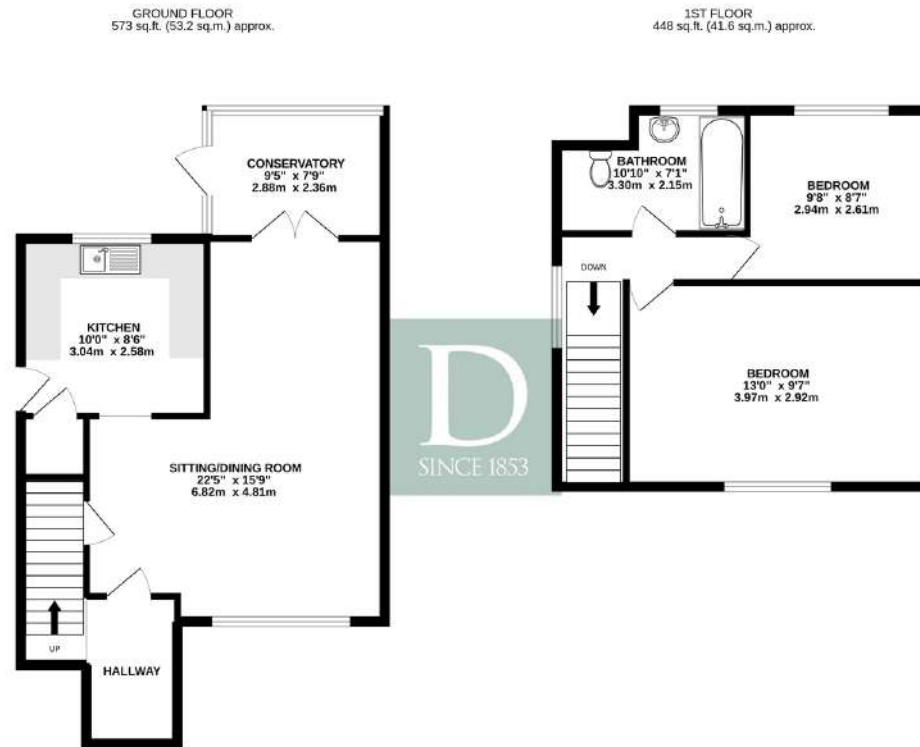


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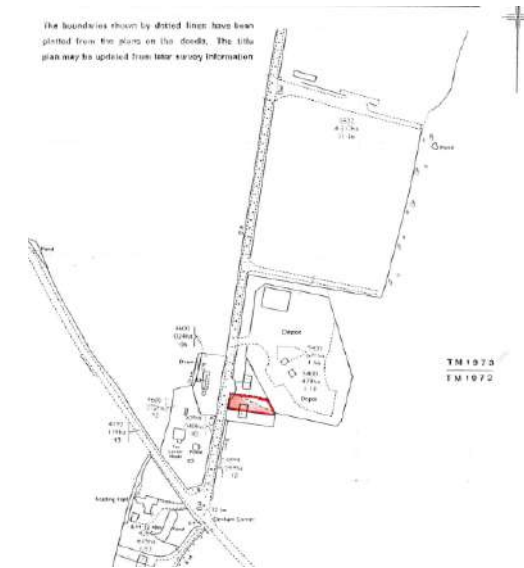


## FLOOR PLAN



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any mis-  
statement or mis-estimate. This plan is for illustrative purposes only and should be used as a guide only.  
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
as to their operability or efficiency can be given.  
Made with Neatplan 6/2022

## 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.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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