



DENBRIDGE

THE STREET, STARSTON, IP20 9NN



An immaculately presented detached home in a delightful village position, with a superb parcel of land approx. 2.62 acres, a substantial outbuilding and rural views.

The property is a spacious detached home believed to have been built in the 1960s with later adaptations. It offers versatile and light filled accommodation with the majority of the living space on the ground floor, future proofing the property. There is also further potential to adapt the substantial loft area subject to the necessary consents.

The front door opens to an inviting reception hall with the stairs to the first floor. Ahead is a spacious sitting room with woodburning stove and large picture window enjoying the southerly views over the garden. Off the sitting room is a separate dining room leading to a delightful conservatory. The kitchen/breakfast room is well-appointed with a range of wall and base units and off which is a further reception room that the vendors use as a study. However, it would make an ideal playroom or snug. There is also a utility room. At the opposite end of the ground floor are two double bedrooms. One overlooks the garden and the other the western field enjoying stunning sunsets. There is also a shower room. On the first floor are two

further double bedrooms and a bathroom. The larger of the bedrooms has a door to a substantial loft area with window at one end. It provides outstanding storage but offers huge potential.

The house is approached from the road via a driveway providing parking and turning for several cars and leads to a detached double garage. The house is well screened from the road by mature coniferous hedging. The rear garden is a delight. There is a paved patio for alfresco entertaining joining the principal lawn which is edged with established borders. The house and garden sit between the property's two fields. There is a substantial detached barn in the western field offering potential subject to planning permission and in the eastern field is a detached garage. Both fields have road access.

SERVICES

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

LOCAL AUTHORITY

South Norfolk Council & Tax Band F



4



4



2



2.62
Acres



10
Miles



EPC



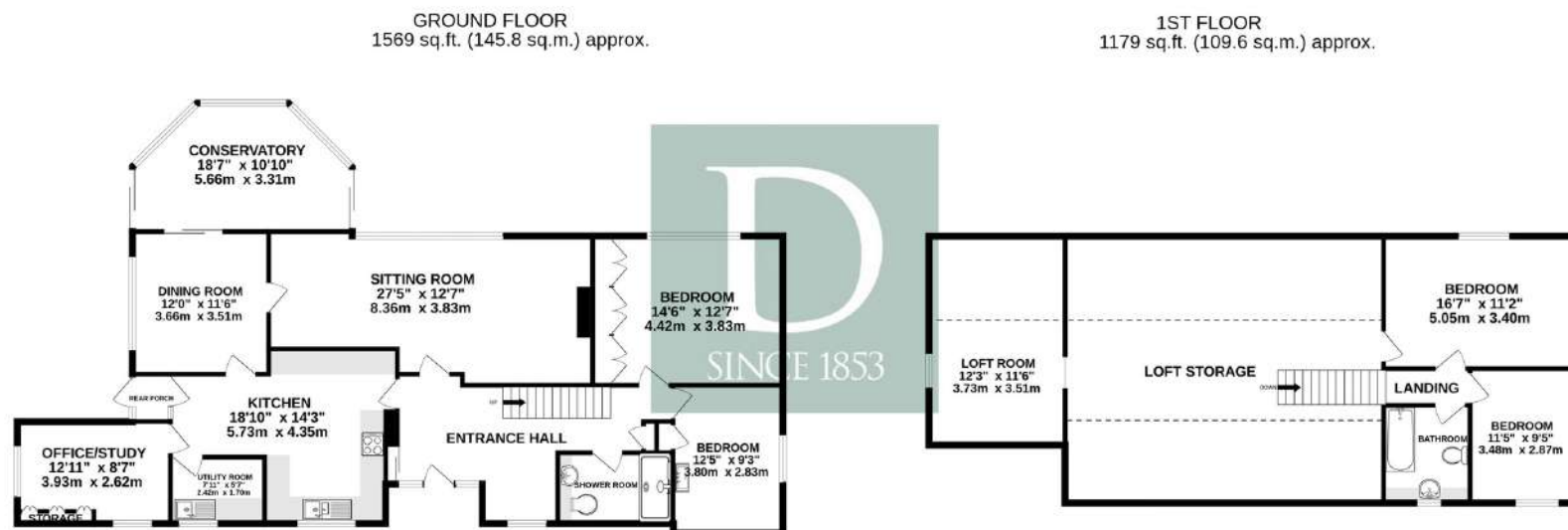








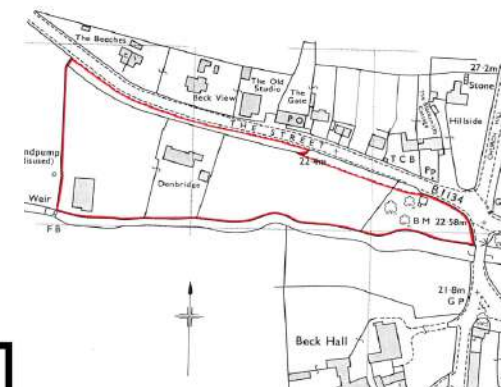
FLOOR PLAN



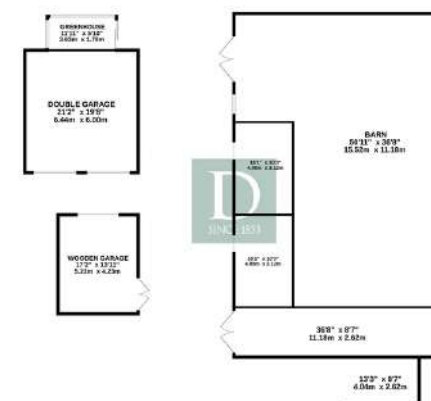
TOTAL FLOOR AREA : 2749 sq.ft. (255.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 PLAN



GROUND FLOOR
3021 sq.ft. (280.7 sq.m.) approx.



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