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*Globe Close,*  
Denton, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Harleston – 4.9 miles  
Bungay – 5.5 miles  
Norwich – 15 miles

Ideally situated in the much sought-after village of Denton, this attractive semi-detached home has been recently redecorated and improved by the current owners and boasts double glazing, central heating and an owned solar panel system. The property boasts three double bedrooms, sitting room, kitchen/dining room, sun room and separate bathroom and w/c. Externally the impressive plot boasts generous front and rear gardens with open field views. Viewing is essential.

**Accommodation comprises briefly:**

- Sitting Room
- Kitchen/Dining Room
- Sun Room
- Ground Floor Bathroom & W/C
- Master Bedroom
- Two Further Bedrooms
- Impressive Front and Rear Gardens
- Countryside Views

**Property**

Entering the property via the front door we are welcomed by the entrance porch providing the perfect space for our coats and boots after a country walk. A door opens to the inner hall where stairs rise to the first floor and a door opens to the sitting room. This generous room enjoys a window looking over the front garden whilst a feature fireplace offers a cosy focal point. A door opens to the kitchen/dining room. This fantastic space offers a dining area with a view to the side of the house whilst a range of fitted units provide excellent working space. A window over the sink looks through the sun room and onto the garden and field views beyond. At the rear the lobby leads to outside whilst doors open to the bathroom and separate w/c whilst a door opens to the sun room which provides the perfect spot to enjoy the view all year round. Climbing the stairs to the first floor we find our first two bedrooms set to the rear, both generous rooms enjoying the open views. Completing the accommodation we find the impressive master bedroom, which benefits from a large over stairs cupboard and enjoys a view to the front.





## Outside

To the front of the property we cross the footbridge to the impressive front garden of this semi-detached home, The garden is laid to lawn and framed with a variety of planted beds bringing colour through the seasons. A path leads us to the front door and continues to the side of the house giving access to the rear. At the rear we find a paved area leading from the sun room, two large sheds are in situ at the rear of the house and a path cuts through the first area of lawn which then opens to the impressive garden, here we find an expansive lawn with raised beds all of which enjoy the southerly aspect and open field views. At the foot of the garden a gate opens to the recreational ground at the rear.

## Location

The property is located in the popular South Norfolk village of Denton which has a village hall, church and active village community. Situated between the bustling market town of Harleston and Bungay, nearby Harleston boasts an impressive array of independent retailers plus doctors surgery, post office, chemist and various coffee shops. Harleston is well known for its popular Wednesday market with free parking and excellent local schooling. Located between Diss and Bungay, the town is easily accessible and has good bus routes to all surrounding villages. Diss has a mainline station with direct trains through to London Liverpool Street.



## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating.  
Mains water, electricity and drainage.

Energy Rating: C

## Local Authority:

South Norfolk Council  
Tax Band: B  
Postcode: IP20 0BD

What3Words: ///mailing.mammoth.performed

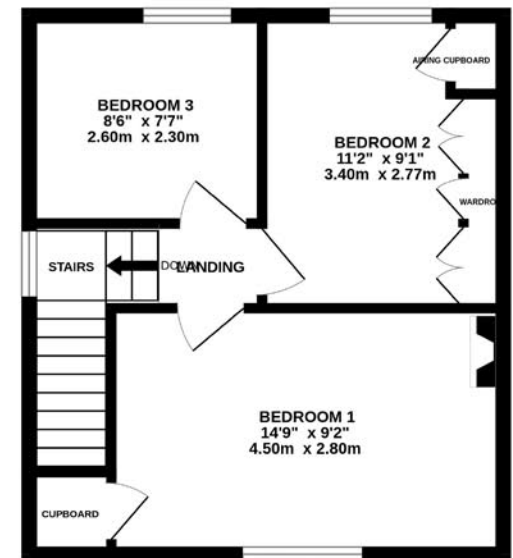
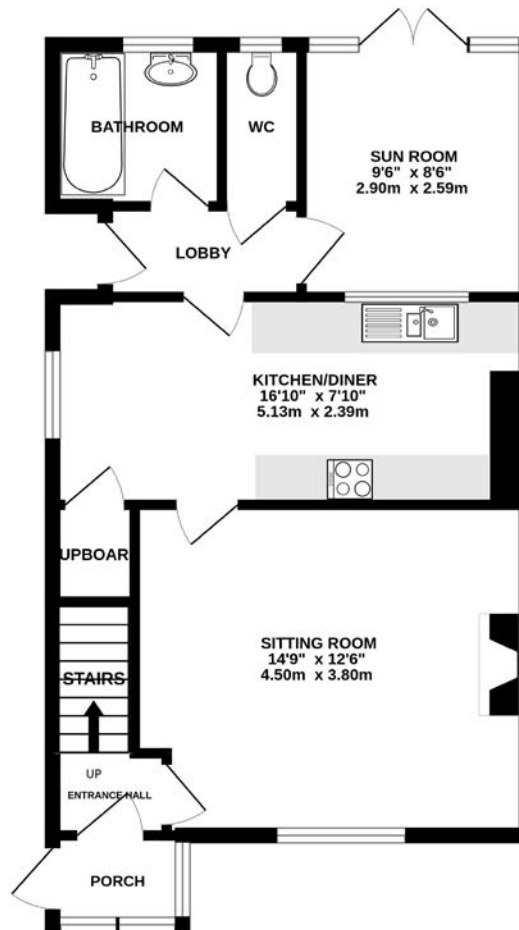
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £290,000**



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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