



Pegs Lane, Denford

Price: Freehold £325,000

- A stunning and well-appointed three bedroom detached cottage located in the sought after village of Denford
- Stylish kitchen with built appliances to include fridge/freezer, hob, oven and dishwasher
- A four piece bathroom suite
- An enclosed sunny aspect rear garden with brick built storage barn
- Within close proximity is the river and countryside walks

EPC Rating: F



Accommodation includes:

Entrance hall

Entered via double glazed door, panelled radiator, stairs to first floor and doors to:

Study/Snug

2.92m x 2.56m (9' 7" x 8' 5") Double glazed windows to front aspect and panelled radiator.

Sitting room

3.68m x 5.13m (12' 1" x 16' 10") Double glazed window to front aspect, panelled radiator, the focal point to the room is the ornate cast-iron multi stove burner sitting on tiled hearth with oak display mantle. Recess either side of chimney breast. Opening to:

Kitchen/Diner

4.85m x 2.79m (15' 11" x 9' 2") A stylish kitchen comprising a range of high and base level cupboard units with drawer space finished with stylish work surface areas with matching up-stands. A one and a half bowl single drainer sink unit with mixer tap, built-in appliances to include an induction hob with extractor fitted over, eye-line double oven, integrated fridge/freezer and dishwasher. Double glazed windows to rear aspect with twin Velux sky lights, recess downlights panelled radiator. Double glazed door providing access to garden and walkway to:

Utility

Double glazed windows to side and rear aspect, appliance space and plumbing for automatic washing machine with further space for tumble dryer. Wall mounted boiler and door to:

Guest cloaks w/c

Comprising a close coupled w/c, vanity wash hand basin with mixer tap and cupboard space below. Chrome heated towel rail.

Landing

Access to loft and doors to:

Bedroom one

3.70m x 2.89m (12' 4" x 9' 6") Double glazed windows to front and side aspect and panelled radiator.

Bedroom two

3.65m x 2.48m (12' x 8' 2") Double glazed windows to front aspect and panelled radiator.

Bedroom three

2.76m x 2.48m (9' 1" x 8' 2") Double glazed windows to rear aspect and panelled radiator.

Family bathroom

Comprising a panelled bath with mixer tap incorporating shower fitment, shower enclosure, close coupled w/c and vanity wash hand basin with mixer tap and drawer space below. Chrome heated towel rail, fully tiled from floor to ceiling and obscure double glazed windows to rear aspect.

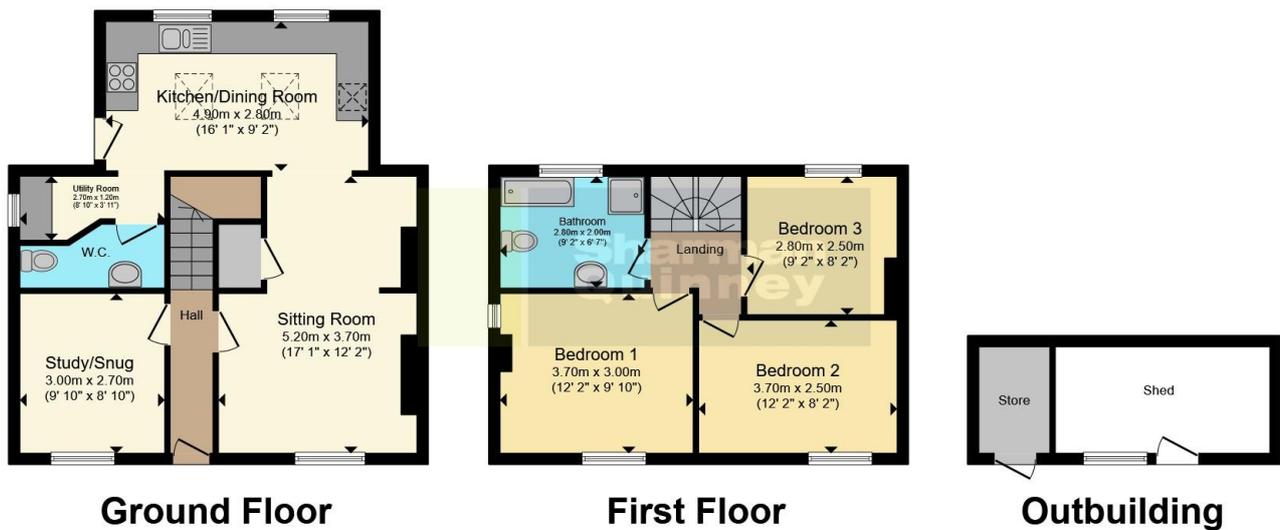
Outside

Rear

The garden is split-level with having an immediate gravelled area with the remainder of the garden being laid to lawn, raised flower and shrub borders. A further seating patio area with pergola fitted over, brick built storage barn, the garden enjoy a sunny south easterly aspect.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR102037 - 0001



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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