



Norwich Road, Denton - IP20 0BD



## Norwich Road

Denton, Harleston

NO CHAIN! This exceptional FOUR/FIVE bedroom DETACHED PERIOD COTTAGE, dating back to 1845, offers a rare opportunity to acquire a substantial family home with no onward chain. The property boasts GENEROUS ACCOMMODATION extending to over 1700 square feet (STMS), blending charming original features with modern comforts. The main house comprises TWO RECEPTION ROOMS and a RECEPTION HALLWAY, ideal for entertaining or relaxing with family, as well as a separate kitchen and a usefully large utility room. On the ground floor there is also a shower room as well as the very flexible ANNEXE ACCOMMODATION. The annexe offers further versatility, perfect for multi-generational living, a home office, or potential rental income with an OPEN PLAN LAYOUT with its own access as well as WET ROOM. The flexible layout includes FOUR BEDROOMS on the first floor as well as a W/C and FAMILY BATHROOM. Throughout, the property exudes character, with exposed beams and period detailing, complemented by contemporary finishes that ensure comfort and convenience. Set on a generous plot of approximately 0.25 ACRES (subject to measured survey), the property is surrounded by the beauty of the Norfolk countryside, offering FIELD VIEWS to all aspects.



The outdoor space is truly a highlight, with mature gardens that provide a tranquil retreat and plenty of room for children to play or for keen gardeners to enjoy. There is ample off-road parking to the front, as well as space for outbuildings or garaging if desired (STP). The grounds are bordered by established hedging and trees, ensuring privacy while maximising the exceptional rural setting. Whether you are seeking a peaceful escape from the bustle of daily life, or a home that embraces the great outdoors, this property delivers a unique lifestyle opportunity in a highly sought-after location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached Period Cottage Dating Back To 1845
- Generous Accommodation Over 1700 SQFT (stms)
- Adjoining Annexe Accommodation
- Two Impressive Receptions & Separate Kitchen & Utility Room
- Four Ample Bedrooms & Three Bathrooms
- Generous Plot Of Approximately 0.25 Acres (stms)
- Exceptional Rural Location With Field Views To All Aspects

Denton is a rural village located equidistant to both Harleston and Bungay - some five miles. Two thriving towns with an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, hotels, a number of cafes, restaurants and pubs.



There is a strong sense of community with many events going on within the towns all year and lots of local clubs, organisations and activities within the village.

#### SETTING THE SCENE

Approached via Norwich Road in the small village of Denton there is a large shingled driveway to the side of the house providing parking off road for multiple vehicles. A secure gate leads through to the rear garden whilst a low level fence leads into the front garden with mature trees and shrubs and planting. A pathway leads to the main entrance door to the front.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming reception hallway with stairs to the first floor as well as the fireplace and fitted storage. The first room to the left of the hallway is the main reception room with a triple aspect allowing plenty of natural light and doors onto the rear garden. There is also a fireplace housing a woodburner and exposed beams. Adjacent is a lobby area with space for coats and shoes leading into the ground floor bathroom with a double sized walk in shower, W/C and hand wash basin. From the hallway there is a door into the smaller reception room used as the sitting room again with fireplace housing a woodburner and exposed beams. This room flows into the separate kitchen to the rear of the house with a range of wall and base level units and solid worktops over. The kitchen provides integrated appliances to include electric hob, double eye level oven/grill, dishwasher and fridge/freezer. A door from the kitchen leads through to the utility room beyond with plenty of space for storage and white goods as well as further unit storage. There is a door into the back garden and an internal door to the annexe. The annexe space is open plan with ample space for both sitting and sleeping with a bright dual aspect and its own access to the side making it self contained if required. A door leads through to the rear lobby area where a small kitchenette could be placed as well as access to the walk in wet room. The wet room has been finished to a high standard with shower, w/c and hand wash basin all of which is fully tiled.

Heading up to the first floor landing there are four ample bedrooms off landing space as well as a bathroom and separate w/c. The landing provides plenty of built in storage and is split into two zones. The master bedroom is of a generous size with a dual aspect to front and side. The re-fitted bathroom provides a white modern suite with bath and electric shower over as well as w/c and hand wash basin.

#### FIND US

Postcode : IP20 0BD

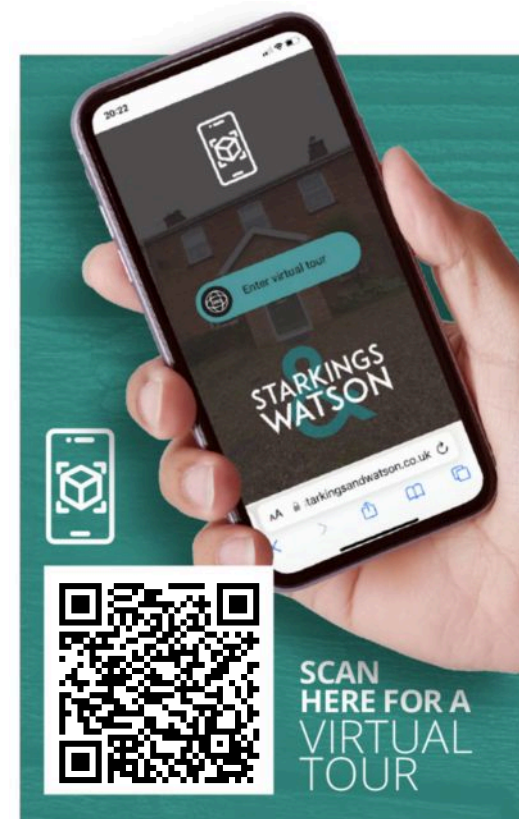
What3Words : ///gagging.evoked.rhino

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

Buyers are advised the drainage is via a septic tank. There is oil fired central heating as well as further mains services connected.



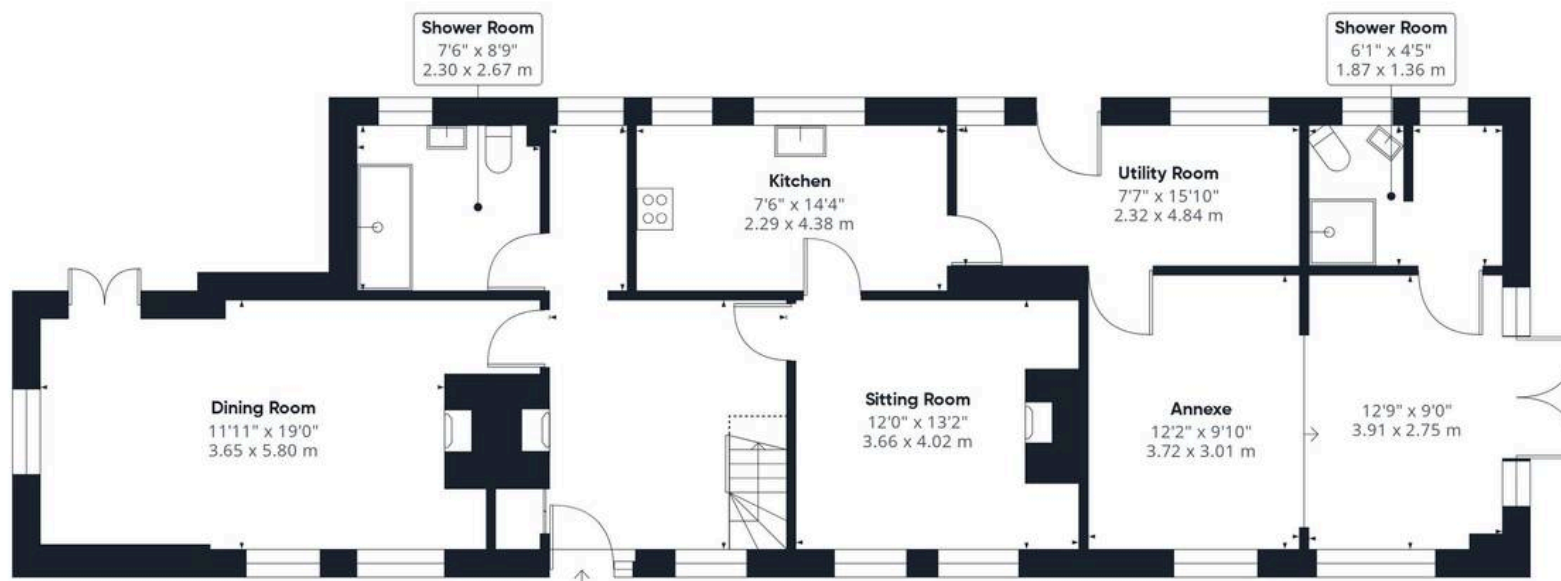




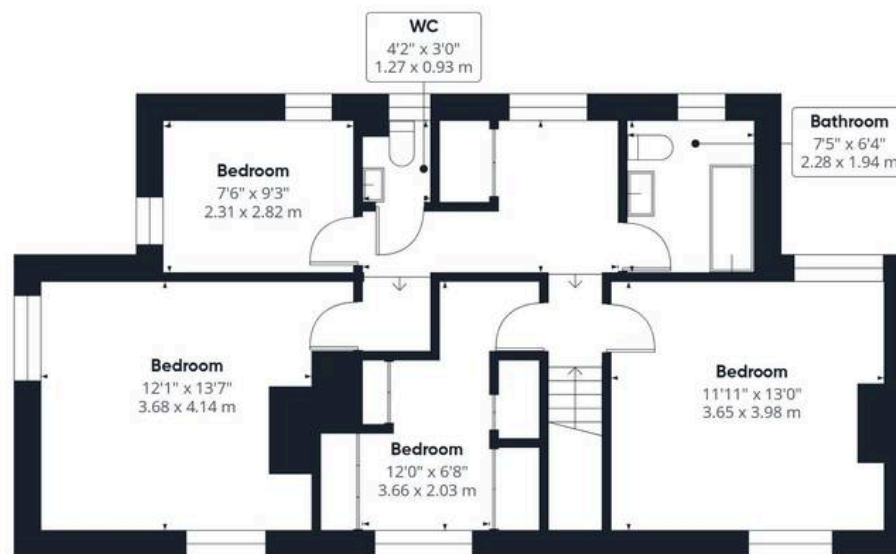
## THE GREAT OUTDOORS

The impressive rear garden is accessed via the side gate from the driveway. The well kept garden wraps around the property and is mainly to lawn with established flower and shrub borders. There are numerous seating areas dotted throughout. There is also a range of timber outbuildings and a greenhouse. The whole garden is enclosed by hedging and abuts farmland to the rear. The total plot measure approximately 0.25 Acres (stms).





**Ground Floor**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

1799 ft<sup>2</sup>

166.8 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.