



3 Spinney Rise
Denford, NN14 4AR



Simpson & Partners

Occupying an enviable position within the charming village of Denford, this impressive four bedroom detached residence is offered to the market with the significant advantage of no onward chain.

Tucked away within a peaceful cul-de-sac, the property enjoys a wonderful sense of privacy alongside beautiful 360-degree views of the surrounding greenery, creating a tranquil setting ideal for village living.

The accommodation begins with a welcoming entrance hall leading through to a well-proportioned living room, a spacious kitchen/breakfast room ideal for everyday living, a practical utility room, and a separate dining room. The dining room offers excellent versatility and could easily be used as a family room, home office, or additional bedroom if required. A four-piece bathroom suite completes the ground floor.

To the first floor there are four bedrooms, three of which are generous double rooms. The principal bedroom benefits from fitted wardrobes and a stylishly refitted en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property truly shines. The home is surrounded by a large, mature wraparound garden featuring manicured lawns, established shrubbery and attractive planting, creating a wonderful outdoor space to enjoy. From here, the open views across the surrounding countryside are simply stunning.

To the front of the property a substantial driveway provides ample off-road parking and leads to a double garage.

Homes in such a desirable setting rarely remain available for long and early viewing is highly recommended to fully appreciate the space, setting and potential on offer.

Energy rating to be confirmed.

£475,000



4



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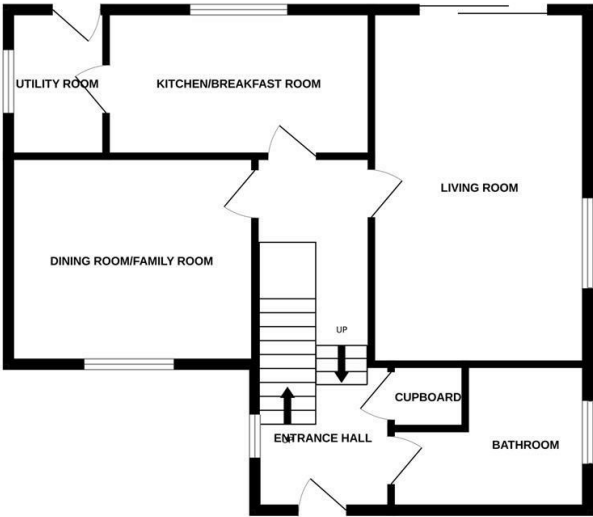


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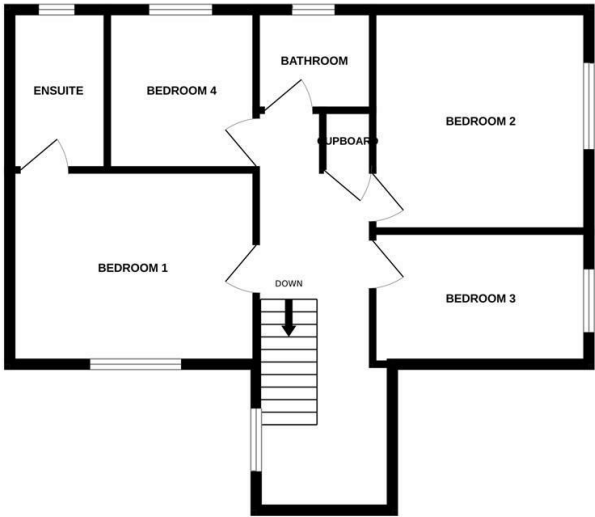


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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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