



Chapelfield, Denton,
Nr Harleston, Norfolk

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ESTATE AGENTS

Pleasantly situated in the centre of the rural village of Denton, this well presented semi-detached bungalow features two double bedrooms, sitting/dining room, conservatory and well appointed kitchen. The property also benefits from a single garage and ample off road parking as well as front and rear gardens with surrounding country views. The property is offered to the market with no onward chain.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Shower Room

Outside

- Single Garage
- Ample Driveway Parking
- Front and Rear Gardens
- Rural Village Location

The Property

A half glazed front door opens into a spacious entrance hall with useful built-in cupboard and loft access hatch. A door to the left hand side opens into a well appointed kitchen with windows to front and side. The kitchen is well fitted with an excellent range of matching wall, base and drawer units, a further storage cupboard, ample work surfaces with inset 1 ¼ bowl sink and drainer, space and plumbing for a washing machine, integrated dishwasher and fridge/freezer and built-in electric oven and hob with extractor over. The sitting/dining room is a lovely bright room and is generous in proportions and enjoying views over the front garden.

Two double bedrooms overlook the rear garden. The master bedroom has double sliding patio doors leading into the conservatory and benefits from lovely views over the rear garden. The fully tiled shower room completes the accommodation and comprises a walk-in shower cubicle, WC and wash basin with storage under.

Outside

To the front of the bungalow the garden is mainly laid to lawn with a driveway providing off-road parking for several vehicles and gives access to a single garage with electric roller door, power and light connected. A wrought iron gate to the side of the property opens into the rear garden which is fully enclosed and mainly laid to lawn with well stocked borders. Beyond the garden lies open fields in addition to mature trees and hedging. A greenhouse is included in the sale.

Chapelfield, Denton





Location

The property is located in the popular Norfolk village of Denton, which boasts an active village hall and play area. Nearby Harleston has an impressive array of independent retailers plus doctors' surgery, post office, chemist, various coffee shops and a delicatessen. Harleston is also well known for its popular Wednesday market with free parking, excellent local schooling. Located between Diss and Bungay, the town is easily accessible and has good bus routes to all surrounding villages and direct line to London Liverpool Street from nearby Diss.

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

Electric heating and hot water.

Mains water, electricity and drainage.

Energy Rating: E

Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: IP20 0BE

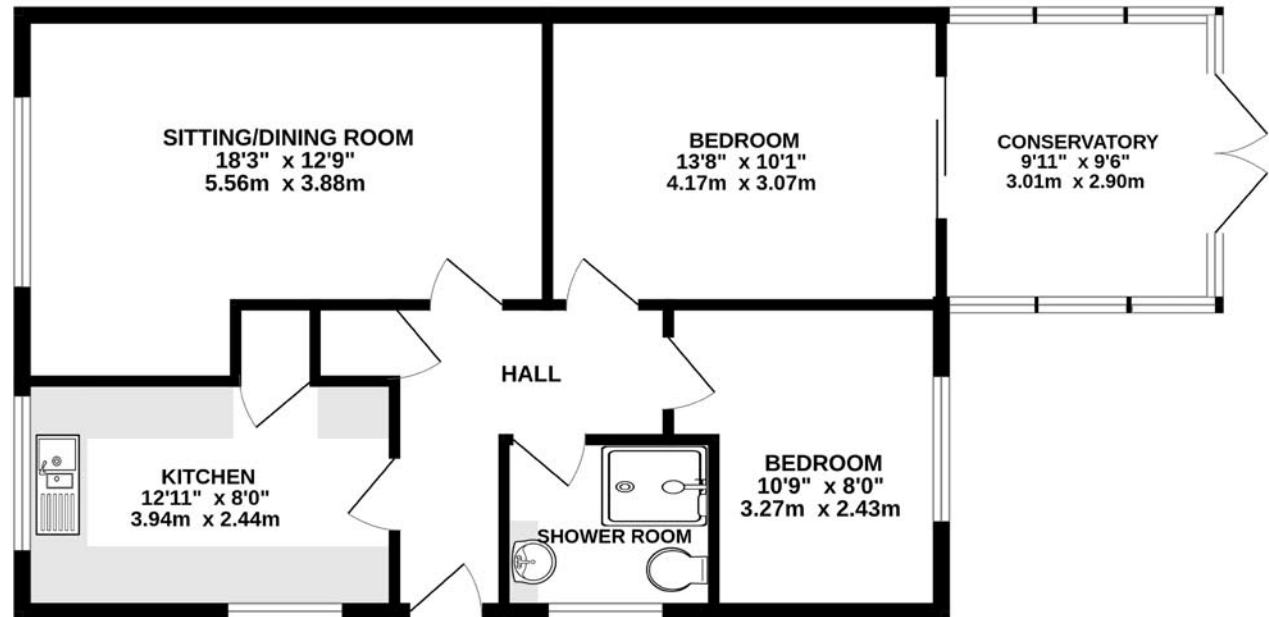
Tenure

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.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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Guide Price: £255,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

| | |
|------------|--------------|
| Diss | 01379 644822 |
| Bungay | 01986 888160 |
| Loddon | 01508 521110 |
| Halesworth | 01986 888205 |



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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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