



101
DARROW GREEN ROAD

Darrow Green Road, Denton,
Nr Harleston, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS



Bungay - 4.6 miles
Harleston - 6 miles
Norwich - 14 miles

Offering stunning far reaching countryside views, this two bedroom semi-detached cottage is situated in the rural village of Denton and benefits from a spacious conservatory, detached studio/home office with shower room, enclosed garden and ample off-road parking.

Accommodation comprises briefly:

- Entrance Hall
- Ground Floor Shower Room
- Sitting Room with wood burner
- Kitchen/Dining Room
- Conservatory with Utility Area
- First Floor Landing
- Two Double Bedrooms
- Bathroom

Outside

- Detached studio/home office/bedroom with shower room
- Attractive Gardens
- Beautiful Countryside Views
- Ample off-road parking
- Rural Village Location



The Property

The front door opens into the hallway with built-in cupboard, window to the side and door leading into the shower room. The spacious kitchen/dining room has stairs rising to the first floor with storage cupboards under and is well fitted with a matching range of traditional style wall, base and drawer units, built-in oven and hob with extractor over, work tops with inset sink and drainer and space for a dishwasher and fridge/freezer. The sitting room overlooks the front aspect with brick fireplace housing the wood burning stove which creates a cosy focal point. From the kitchen double doors open in a spacious conservatory with doors leading out the rear garden and a utility area with fitted cupboards, boiler and space and plumbing for a washing machine and tumble dryer.

Stairs rise to the first floor landing with loft access hatch. The master bedroom overlooks fields to the front and has built-in cupboards including the airing cupboard. There is a further double bedroom again with lovely field views to the rear and side. The bathroom has a window to the side freestanding roll-top bath, WC and wash basin set in a vanity unit.



Outside

The property is approached over a gravel parking area with side access gate leading to the rear garden. The fully enclosed rear garden is laid to lawn with a paved seating area and two timber garden sheds. The fully insulated studio/home office could also be used as an extra bedroom and has a shower room comprising glazed shower cubicle, WC and wash basin.

Location

The property is located in the rural 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. Diss is approximately 12 miles away and has a mainline station with direct trains through to London Liverpool Street.



Fixtures & Fittings

All fixtures and fittings including curtains 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 and hot water.
Mains electricity and water are connected.
Private Drainage – Treatment plant
EPC Rating: D

Local Authority

South Norfolk District Council
Tax Band: C
Postcode: IP20 0BA

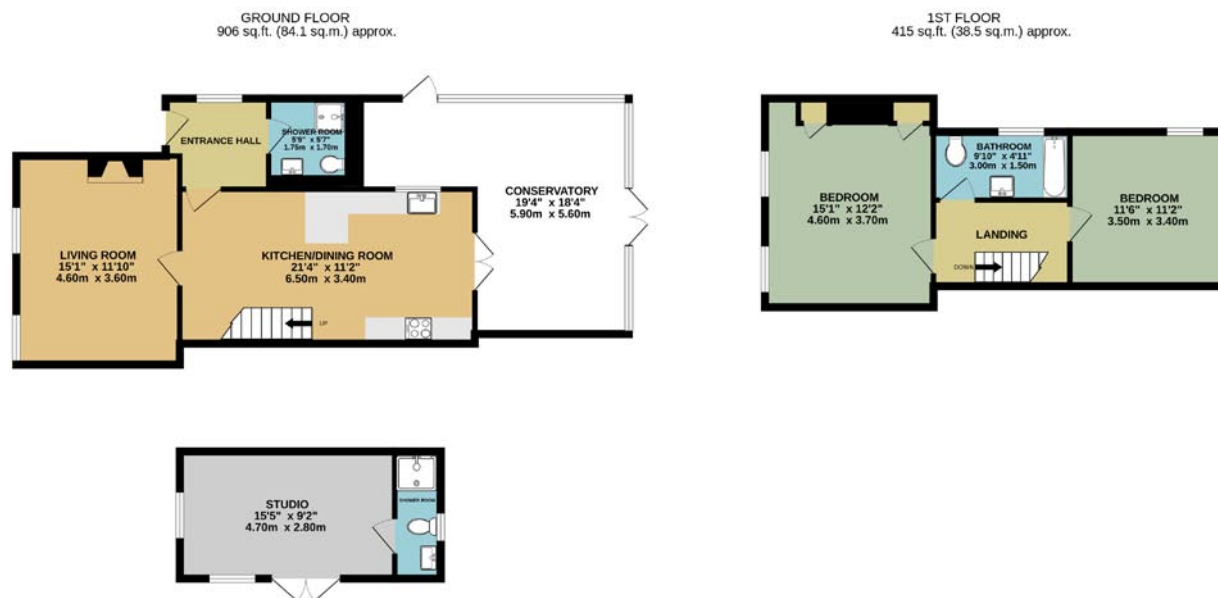
Agents Note

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.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £350,000



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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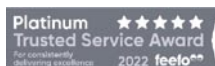
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160
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www.muskermcintyre.co.uk

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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