



## Denham Corner, Denham, Eye, IP21 5DR

**Guide Price £260,000**

Boasting a prime position and an extremely rare opportunity, this two bedroom chalet enjoys stunning rural views over the countryside. Further benefitting from a double garage, southerly facing rear gardens and no onward chain.

- Double garage
- Field views
- Rural location
- Conservatory
- Southerly facing rear gardens
- Council Tax Band A
- Freehold
- Energy Efficiency Rating E.



## Property Description

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### Situation

Found in a rural but yet not isolated position, the property is set back from a small country lane backing onto the unspoilt rural countryside lying two miles to the west of Hoxne and just seven miles to the south of Diss. The property sits in an idyllic and sought after situation. Hoxne has proved to have been a popular and sought after location perhaps being one of the prettiest villages along the Waveney Valley and steeped in history. There is still the retention of good local amenities by way of having a primary school, post office/convenience store, refurbished public house, fine church and village hall. A more extensive and diverse range of amenities and facilities can be found within Diss along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a two bedroom semi-detached chalet built in 1957 of steel frame construction under a pitched interlocking tiled roof, whilst being heated by an oil fired central heating boiler via radiators. Particular notice is drawn to the spacious feel inside the property with large rooms being flooded by plenty of natural light offering versatile living space at both ground floor and first floor levels of over 800 sq ft.

### Externally

The property is set back upon a tranquil country road being approached via a shingle and hardstanding driveway giving extensive off-road parking for multiple vehicles leading to the double garage (measuring 23' 0" x 14' 7" (7.03m x 4.46m). The main gardens lie to the rear enjoying a southerly aspect being predominantly laid to lawn with patio area creating an excellent space for alfresco dining, whilst all being enclosed by panel fencing. Boasting stunning views of the unspoilt rural countryside to the rear.

The rooms are as follows:

**ENTRANCE HALL:** 4' 8" x 6' 2" (1.44m x 1.90m) Space for shoes and coats, giving access to reception room and stairs rising to first floor level.

**RECEPTION ROOM:** 15' 9" x 22' 4" (4.81m x 6.82m) maximum measurements. With window aspect to front being a bright and spacious reception room, brick fireplace with working wood burner, storage cupboard under stairs and giving access to the kitchen and conservatory.

**KITCHEN:** 8' 5" x 9' 11" (2.58m x 3.04m) With window aspect to rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob with extractor above, electric oven, one and a half stainless steel sink with drainer and mixer tap, space for white goods,

plumbing for washing machine, storage cupboard to side, external door to side.

**CONSERVATORY:** 9' 5" x 7' 8" (2.88m x 2.36m) Found at the rear of the property having views and access onto the rear gardens.

**FIRST FLOOR LEVEL - LANDING:**

With window to side giving access to the two bedrooms and bathroom, loft space above.

**BEDROOM ONE:** 13' 0" x 9' 6" (3.97m x 2.92m) With window aspect to front being a large double bedroom having two built-in wardrobes.

**BEDROOM TWO:** 8' 6" x 8' 1" (2.61m x 2.47m) With window aspect to rear being a double bedroom enjoying pleasing views over the open rural countryside. Airing cupboard to side.

**BATHROOM:** 7' 8" x 5' 5" (2.34m x 1.66m) With window to rear comprising panelled bath with overhead shower, low level wc and hand wash basin. Heated towel rail and tiled splashbacks.

**VIEWINGS:** Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

**OUR REF:** 8022



# Viewing Arrangements

Strictly by appointment

# Contact Details

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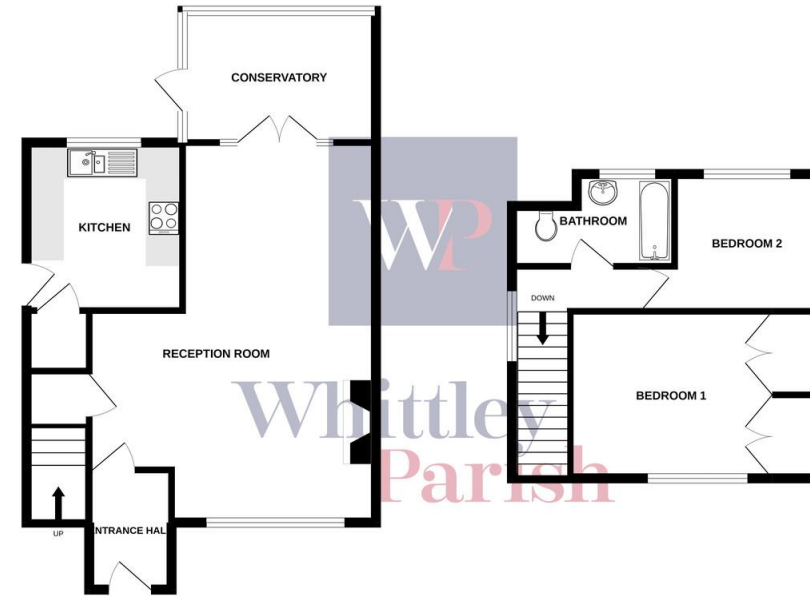
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq.ft. (81.9 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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