



*Globe Close, Norwich Road,  
Denton, Norfolk*



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ESTATE AGENTS



Located in the rural village of Denton you will find this chain-free, semi-detached house in need of renovation but with bags of potential. This property offers three bedrooms, two reception rooms, an open-fireplace, Aga, and outbuildings, all wrapped in a generous plot of grounds with driveway parking.

**Accommodation comprises briefly:**

- Sitting Room with Fireplace
- Kitchen
- Dining Room with Aga
- Ground-Floor Bathroom & WC
- Master Bedroom
- Two Further Bedrooms
- Sizable Front & Rear Gardens
- Outbuildings
- Countryside Views
- No Onward Chain



**Property**

A storm porch and front door opens into entrance hall with stairs to the first-floor in front of you. A door to your left opens into the generous sitting room at the front of the house where an open-fireplace forms a main focal point. From here a door opens into a second reception room that would make for an ideal dining space, linked via an opening to the kitchen at the rear. An Aga sits to the left wall and to the opposite side of the room is a large under-stairs storage cupboard. The kitchen provides storage units and worktop space to three walls with a sink that looks out to the back garden. Space for white goods can be found under the counter or in the two spare corners of the room. A short rear hallway gives external access via a back door and is also where you will find the bathroom and separate WC. Taking the stairs up to the landing, the first-floor offers a large double bedroom to the front aspect with built-in storage, a second standard double bedroom with airing cupboard, and a third single bedroom.





## Outside

A concrete driveway with space for multiple vehicles leads up to the right of the house. The frontage is laid to a sizeable area of lawn and high hedges and trees mark the right hand boundary. Just beyond the house is an outbuilding that resembles a double garage but by modern standards is best used as a garden store. The rear garden faces East and is roughly 55ft long (STS) and represents a blank canvas for the new owner to landscape. Beyond the land behind the garden are rural views over fields.

## Location

The property is located in the popular 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. Located between Diss and Bungay, the town is easily accessible and has good bus routes to all surrounding villages. Diss has a mainline station with direct trains through to London Liverpool Street.

## 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

Aga fired heating. Electric immersion. Mains water, electricity and drainage. Energy Rating: F

## Local Authority:

South Norfolk Council  
Tax Band: B  
Postcode: IP20 0BD

## 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.

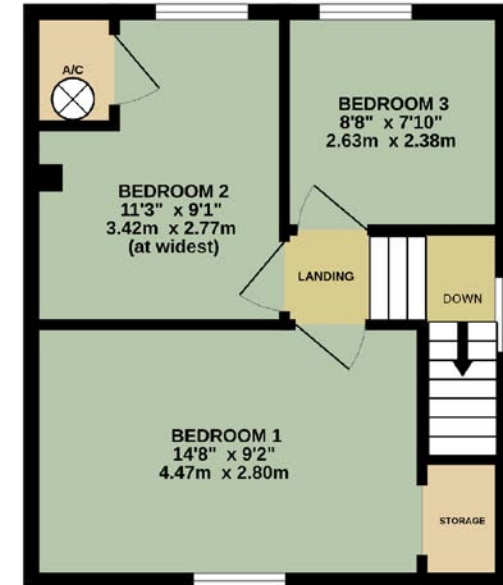
**Guide Price: £220,000**

GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Beccles	01502 710180
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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