



'Modern Home in Wonderful Location'
Denham, Eye, Suffolk | IP21 5DE

WELCOME



If you're hankering after the peace and quiet of the countryside but don't fancy the upkeep of an older property, this modern brick-and-pantile home is just the ticket. With four bedrooms, three bathrooms and two gardens all immaculately presented – and a veritable abundance of cupboard space – you'll be settled in and unpacked in short order, ready to start enjoying this lovely location







A beautiful four bedroom detached family property
Fantastic living room with wood burner
Large and social kitchen dining space
Quiet countryside location
Lovely garden
Parking for multiple vehicles
Within the Hartismere catchment area
Wonderful garden room
A short drive from the train links and amenities of Diss.
An exceptional family property

This substantial residence is set well back from the lane behind a five-bar gate, and it couldn't be quieter. A long gravel drive provides parking for plenty of cars. Entry is into a small reception lobby which gives access to the two main ground floor rooms. The staircase, however, is located elsewhere – a somewhat unusual layout but one which sensibly allows more area to be given to living space.

The vast triple-aspect living room – approximately 280 square feet – is joined to a garden room through a wide opening, extending the space yet further. This is, unsurprisingly, the owners' favourite part of the house. These generous proportions will accommodate no end of layouts and these rooms could be used any number of ways. However, you use the space, the constant will be the cosy wood-burning stove in the hearth, so welcome in winter.

The current owners love the sociable kitchen-dining room. The size is such that kitchen units – in a stylish brilliant white and natural wood combination – occupy just one corner of this highly practical space which was refurbished less than five years ago. A larger-than-average central island provides ample workspace and the wide Rangemaster stove with two ovens and a hob is sure to appeal to the keen chef. The new condensing boiler is integrated in a cupboard and the kitchen also has an integrated dishwasher and washing machine.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Please note the fridge/freezer is not included in the sale. There's plenty of room in here for a table for less formal occasions while internal glass double doors lead to a more formal dining room. From here, French doors admit light from due west as well as an uninterrupted view down the garden.

Also downstairs is a shower room.

The staircase is enclosed at the centre of the house and leads up to a wide landing. Not just a passageway, this landing is a room in itself with space for seating or for a work area. Off here are four double bedrooms, three of which benefit from built-in cupboards, as does the landing. In fact, storage throughout is everything you could wish for. The distant views from the rear bedrooms over the countryside behind will be greatly missed by the owners. The master bedroom has its own en-suite shower room while a family bathroom with both a shower stall and tub serves the other bedrooms. Solar panels on the roof take advantage of a southerly aspect and provide all the hot water for these bathrooms, all of which have been renovated within a few years. The Windows, doors and gutters have been replaced throughout the house.

This is the house with two gardens – one facing due south, the other due west – everything a gardening enthusiast could wish for.

A terrace outside the dining room is sheltered by two elevations and is a lovely spot to get the last of the evening sun in summer. Both gardens are put mainly to grass so won't be onerous on upkeep. A separate chicken run is fenced off at one end of the back garden and the owners have sold eggs at the gate. There is also a greenhouse. The owners have enjoyed watching wildlife pass through, in particular a pair of pheasants that visit often. There is a cedar summerhouse at the bottom of the garden and raised vegetable beds. A log store is located behind the garage.

Situated on a designated "quiet lane" the house enjoys all the peace this beautiful part of Suffolk has to offer. Denham, a small hamlet, benefits from its proximity to the larger village of Hoxne where there is an active village hall, a shop, a primary school and The Swan Inn, a popular country pub serving lunch and dinner. Hartismere High School, rated "outstanding", is the catchment school located nearby in the pretty market town of Eye. Diss, with fast and frequent rail connections on the London to Norwich mainline is just a 20-minute drive away. Here are supermarkets, boutique shops and The Corn Hall arts centre.





STEP OUTSIDE

Agents Notes

Tenure: Freehold

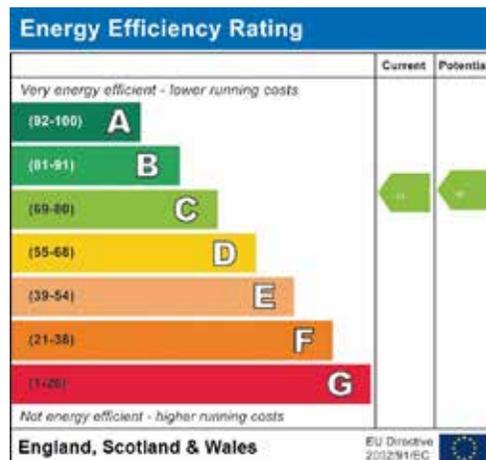
Local Authority – Mid Suffolk District Council – Band C

Services: Mains Electricity, Water and Drainage, OFCH. There are solar panels on the SOUTH facing front of the house. They are photovoltaic, producing electricity and hot water. Any excess energy is sold back to the grid. There is a smart meter at the property.

Broadband: Current provider is Sky with around 75mbps.

Directions: From Diss take the A143 east towards Billingford. Turn right at the horseshoes onto the Low Road and follow down to the B1118 to Hoxne and head to Hoxne Primary School and take the following right on to Denham Road. Turn right on to Church Road.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///deflection.bachelor.firelight](http://deflection.bachelor.firelight)



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

