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Trunch Hill,
Denton, Norfolk

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A superb opportunity to purchase Pear Tree Cottage, a charming Victorian link-detached cottage enjoying stunning open field views in the popular village of Denton. Inside has been renovated to a superb standard with the utmost respect for the original building and meeting the perfect balance of modern living. The accommodation boasts a kitchen/dining room, sitting room with attractive fireplace, family bathroom and two double bedrooms, the master enjoying an en-suite lavatory.

Accommodation comprises briefly:

- Entrance Lobby
- Sitting Room
- Kitchen/Dining Room
- Downstairs Bathroom
- Master Bedroom & En-Suite WC
- Second Double Bedroom
- Off Road Parking
- Attractive Garden



Property

The cottage sits side on within the plot with entrance door leading into the porch/lobby area with attractive tiled flooring and space for hanging coats and storing boots. An exposed brick wall forms a back drop to the space and we flow to each side, open plan to the sitting room and kitchen/dining room. The sitting room is a lovely light and sunny double aspect room with attractive fireplace housing the wood burning stove, wooden floorboards and a staircase leading to the first floor. The kitchen has plenty of space for a table and chairs and is well fitted with a range of matching base units. There is a brick fireplace complete with original bread oven, feature cupboard and useful larder cupboard. Timber effect worktops complement the space with inset single sink and drainer, a new Bosch ceramic hob is fitted and new electric Stoves oven is set below. The bathroom comprises panelled bath with shower attachment, WC, pedestal wash basin, heated towel rail, tiled floor and window to front. Stairs rise to a small landing area with window to the rear and doors leading to both double bedrooms. The master bedroom has a window to front, attractive feature fireplace and built-in storage cupboard as well as the surprising benefit of an en-suite WC. The second bedroom has a built-in cupboard and is dual aspect with a window to both the front and side to enjoy the far reaching open field views. Both bedrooms and stairs benefit from newly fitted carpets.



Outside

Double metal gates lead to the shingled driveway providing ample parking for several cars. Most of the garden lies to the front and is laid to lawn with attractive borders filled with a selection of flowering plants and shrubs bringing colour and scent to this perfect cottage garden. There is a good sized timber garden shed and a smaller plastic shed for storage. The oil tank (replaced in 2023) is screened off and there is an external oil fired boiler which was fitted in 2012. To the rear of the kitchen there is a small courtyard area, ideal for storage.

Location

The property is located in the popular South Norfolk village of Denton, which boasts a village hall and a population of around 300. Nearby Harleston is a vibrant market town, filled with historic buildings, a beautiful church and plenty of character around every corner you turn. It further boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and several coffee shops. There is also a popular Wednesday market with free parking and the town of Diss, just a 15 minute drive away, boasts a direct train line to London Liverpool Street in 100 minutes.

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

Oil fired radiator central heating and hot water. Mains water, electricity and drainage.

Energy Rating: E

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: IP20 0AQ

Tenure

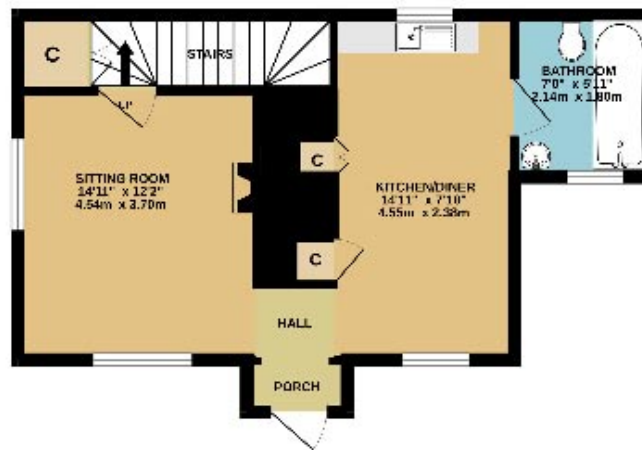
Vacant possession of the freehold will be given upon completion.

Agents' Note

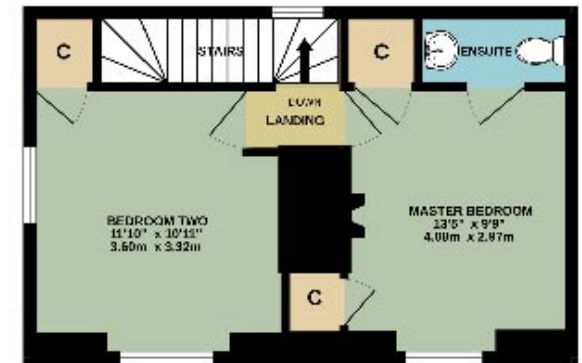
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £255,000

GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measures of scale, dimensions, position and area of the above are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. 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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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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