



Hoxne Road, Denham, Eye

Harrison Edge
Estate Agents

An individual detached bungalow within a lovely position and plot with open fields to both the front and rear. 3 Bedrooms combine with two reception rooms plus sizeable conservatory all of which, with refurbishment in mind, could create a stunning 21st Century energy efficient single storey home.

- 3 Bedrooms
- 2 Reception Rooms
- Garage with Workshop & Store
- Conservatory
- Would suit PV panels
- Approximately 0.323 Acres (0.131 Hectares) (Source: Promap)

Location

Hoxne Road Denham is surrounded by a lovely belt of rolling Suffolk countryside culminating in a plateau towards Horham. One of the lanes off Hoxne Road leads to an area known as Reading Green and another leads down to the wonderfully rural Parish church. A network of Public Footpaths connect the areas and we refer you to our OS Map insert within these particulars. Denham is 'just down the road' from Hoxne where one can find a well thought of village Primary School along with community spaces including the sports field and hall plus the Village Hall and pub. Eye is only a couple or three miles away and provides 'everyday' shopping and social facilities. Living in the Hoxne Denham areas also allows for the prospect of utilising Health Centres at both Eye and Fressingfield. The bungalow itself is set nicely back from the village road behind an established hedge with a long driveway leading to a garage building with workshop space, behind. Beyond the plot lie open fields.

Description

Follys End is a classic 60's style bungalow interestingly built using what are generally known as 'Suffolk White' bricks rather than the more typical red bricks. This creates architectural detail in addition to each gable end being timber clad and rendered respectively. The style of building appears to lend itself greatly to 21st Century energy efficiency and style upgrade having a long roof facing south, ideal for PV panels. Windows, heating and insulation could also be upgraded to create a stunning energy efficient home in addition to refurbishing the interior with fresh decoration, kitchen and bathroom fittings and skimming the Artex ceilings. The internal design suggests this was a 'one off' build and includes a sizeable L 'shape hallway

along with two reception rooms, three bedrooms plus kitchen, bathroom and separate WC. The current owners, having acquired the property in 2004 soon after added the long conservatory across the rear elevation. The plot extends to approximately 0.32 Acres (0.13 Hectares) and contains a number of borders and three lawns along with a large Fruit Cage. I would describe it as a 'Gardeners Garden'.

Entrance Hall & Outer Porch: An initial outer porch of PVCu double glazing on brick connects to the original recessed porch and main entrance door. This first section of hallway serves one bedroom and lounge before leading through to the Inner Hall. Double radiator with thermostatic valve.

Lounge: 15'7" x 11'2" (4.75m x 3.4m)

With PVCu picture window to the front elevation with a view of planted borders on this south side. Brick fireplace and hearth complete with woodburning stove. Double radiator with thermostatic valve.

Inner Hall: Surprisingly wider and larger than expected complete with two built-in cupboards one being the airing cupboard housing the hot water storage tank. Access to loft space with drop down hatch. Double radiator with thermostatic valve.

Kitchen: 12'3" x 12'2" (3.73m x 3.7m)

Maximum measurement. Reducing 12'2 to 8'11. Fitted with a range of units providing cupboard and drawer storage options along with wall cupboards to match. Larder cupboard with pull

-out racking, slimline shelved and pull-out storage. Pull-out pan drawer. Upright fridge freezer space. Plumbing for washing machine. Water softener. A chimney and fireplace houses a Rayburn oil fired range cooker supplying all cooking needs along with domestic hot water and radiators. A window above the sink provides an outlook to the front garden. An archway leads through to the...

Dining Room: 11'3" x 9'11" (3.43m x 3.02m)

A double aspect room with view to the front garden and across the drive to the south. Laminate woodblock effect flooring in a herringbone pattern. Single and double radiators both with thermostatic valves.

Boot Room/Rear Lobby: A handy space for coats and boots linking the kitchen and conservatory via a stable type door. Currently housing an upright fridge freezer to one side. Also within the space sits the...

Separate WC: Fitted with low level wc and wash basin. Single radiator with thermostatic valve. PVCu double glazed window to the rear.

Conservatory: 34'4" x 7' (10.46m x 2.13m)

A long space with two sets of french doors and laid with ceramic tiles throughout. Originally built by Diss Windows and Conservatories in around 2005, commissioned by the current owners. Shaded polycarbonate roof. Numerous opening window sections. Power and light.

Bedroom 1: *14'7" x 11'2" (4.45m x 3.4m)*

Found to the 'front' of the property off the Entrance Hall and designed with built-in cupboard and picture window. Single radiator with thermostatic valve.

Bedroom 2: *12'4" x 11'3" (3.76m x 3.43m)*

plus door recess. A second 'good double' with built-in wardrobe cupboard and picture window to the rear garden. Single radiator with thermostatic valve.

Bedroom 3: *9' x 8'11" (2.74m x 2.72m)*

Currently used as a Study with a useful recess ideal for shelving or cupboard space. Built-in wardrobe. Single radiator with thermostatic valve. Window to the Conservatory.

Bathroom: Now modified having changed the bath for a bath size walk-in shower tray with screen. Pedestal wash basin. Low level wc. Single radiator with thermostatic valve. Window to the Conservatory with obscured glass.

Outside: The bungalow is well positioned within the plot allowing for a long driveway, garage and parking beyond the living space with wrap around garden. A good mixed hedge marks the roadside boundary and the brick weave paved drive leads to the GARAGE BUILDING which overall is of a double garage footprint but divided into garage space, workshop and garden store. Each space measures internally 14'1 x 9'3 (4.56m x 2.83m); 10'7 x 7'3 (3.23m x 2.23m); 10'7 x 7'7 (3.23m x 2.32m) respectively. Power and light is connected and each space has a window.

Gardens & Grounds: The driveway is lined with deep well planted borders and lawn, the borders containing an array of interesting garden specimens. Beyond the garage building lies a large FRUIT CAGE albeit now not fully bird proof but containing two long raised beds. Also found within are an apricot and cherry tree along with raspberry canes. The rear lawn is separated from

the bungalow by a section of ornamental walling and barbeque area. Two GREENHOUSES will remain along with two GARDEN SHEDS. The plastic oil storage tank sits to the rear of the bungalow on the Conservatory side which with Greenhouses and Sheds nearby is the discreet 'utility' area of the garden along with drying space.

Services: The vendor informs us the property is served by mains water and electricity. Foul Drainage is to a private septic tank for which the owners are unsure as to the location of any 'finger' drains.

Mobile & Broadband: OfCom Mobile & Broadband Checker - paste the following link into your browser:
<https://www.ofcom.org.uk/mobile-coverage-checker#pc=IP237An&uprn=100091083239>

Flood Risk: For Flood Risk information paste the following Link into your Browser:
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Wayleaves & Easements: The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

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otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address: Follys End, Hoxne Road, Denham, Eye, IP21 5DF

Local Authority: Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax: The property has been placed in Tax Band D.

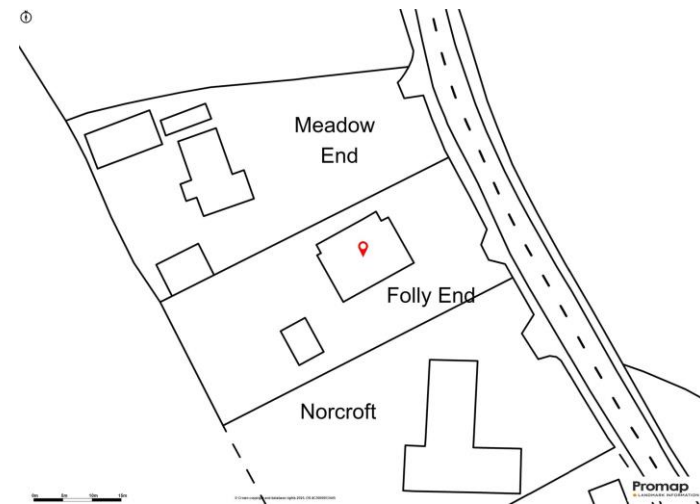
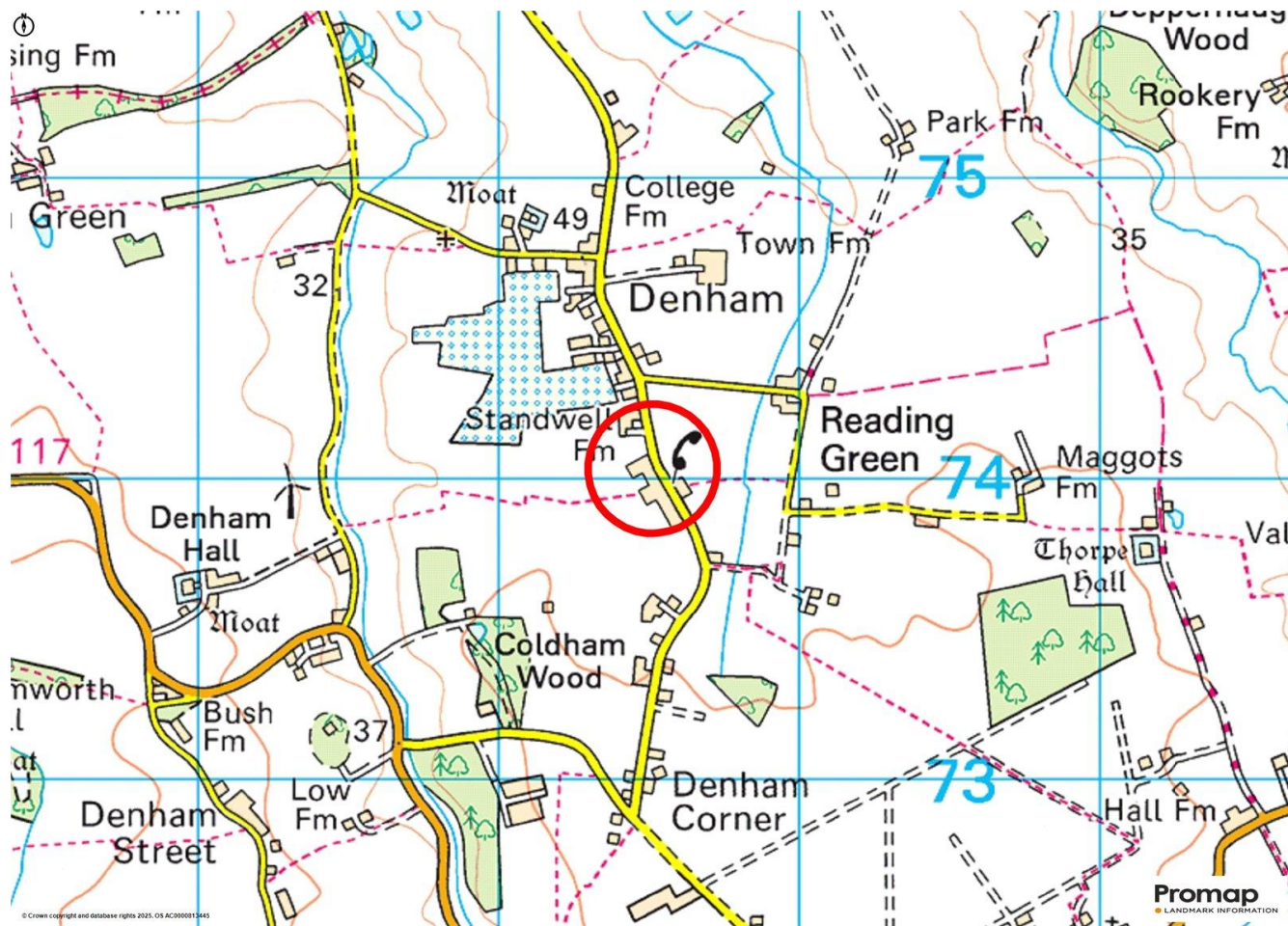
Tenure & Possession: The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings: All items normally designated as fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing: By prior telephone appointment with the vendors agent Harrison Edge T: +44 (0)1379 871 563

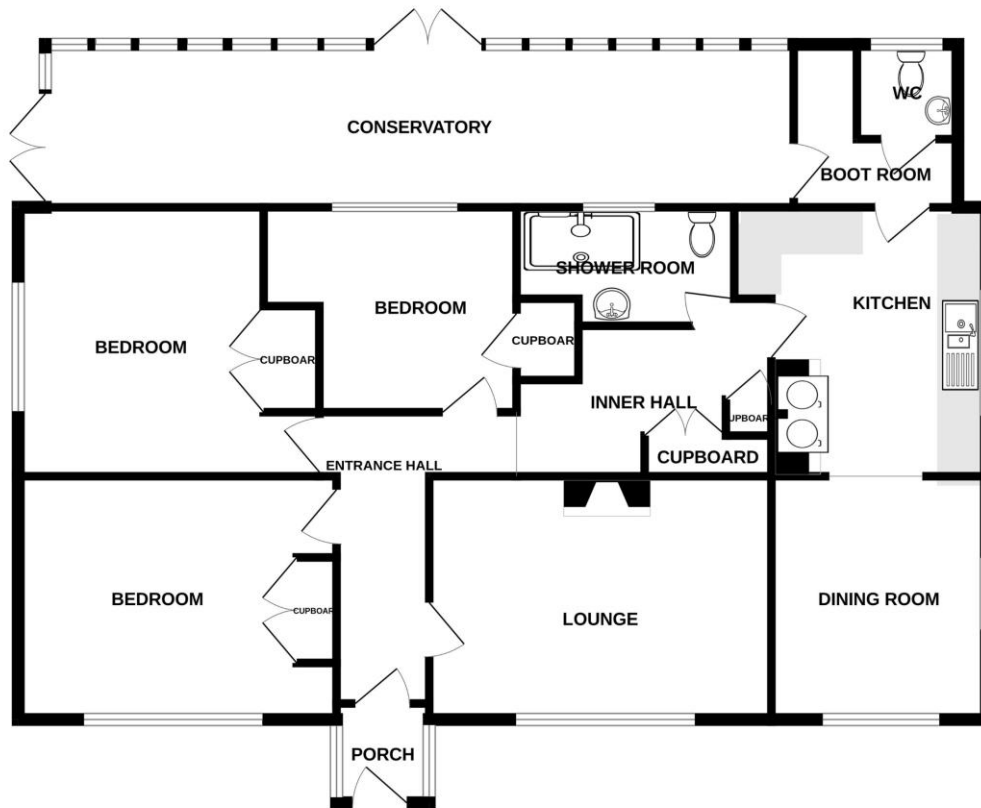
Directions

From Eye leave the town passing our fine Parish Church on the B1117 signposted Stradbroke. Upon reaching Denham and Shingle Hill, after the downhill right bend take the next right. Following signs to the Red Feather Club, proceed uphill taking the next left - Hoxne Road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

GROUND FLOOR
1361 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 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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