



**1 Water Lane  
Denston, Suffolk**

**DAVID  
BURR**



# 1 Water Lane, Denston, Newmarket, Suffolk CB8 8PP

Denston is a picturesque village just 3 miles from the village of Wickhambrook where there can be found a petrol garage, shop and doctors surgery just 8 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Stansted Airport is 40 minutes and Cambridge is 35 minutes.

This truly exceptional and meticulously designed four bedroom semi-detached house is nestled in the beautiful Suffolk countryside with breath taking views. This 1920 built semi-detached family home boasts an array of beautiful period features throughout, exuding charm and character.

## A meticulously designed four bedroom semi-detached house nestled in the beautiful Suffolk countryside boasting an array of period features.

Entrance into:

**HALLWAY** With:

**CLOAKROOM** With WC, pedestal sink and tiled flooring.

**LIVING ROOM** A wonderful light room with double aspect windows and French doors leading out to the patio. Characterful features including exposed brick walls, beams and a feature electric wood burner set within a brick fireplace and oak bressumer. Leading through to the:

**DINING ROOM** A well proportioned room with open fireplace and understairs storage, plenty of room for table and chairs with lovely views out to the front garden.

**KITCHEN** With wall and base units, pantry cupboards. Appliances include Bosch dishwasher, Rayburn stove, four ring electric hob. Butler sink and stable doors leading to the rear.

### First Floor

**BEDROOM 1** Character beams and views to the front, beautiful wood floors. **En-Suite** comprising shower, WC, pedestal sink.

**BEDROOM 2** Plenty of storage space and working fireplace. With views to the front garden and painted wood floors.

**BEDROOM 3** A good size double room with spectacular views to the rear overlooking the countryside.

**BEDROOM 4** With views to the rear.

**FAMILY BATHROOM** Stylishly fitted with a WC, pedestal sink, roll top bath with countryside views. Wood flooring and tiled walls.

### Outside

To the rear of the property is a **GARAGE** suitable for storage of several vehicles. **GYMNASIUM/HOME OFFICE** Featuring light and power. The garden is a very generous private plot with parking for multiple vehicles. Two outdoor seating areas for entertaining, fruit trees and some of the very best views in Suffolk.

**TENURE:** Freehold.

**SERVICES:** Septic tank, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

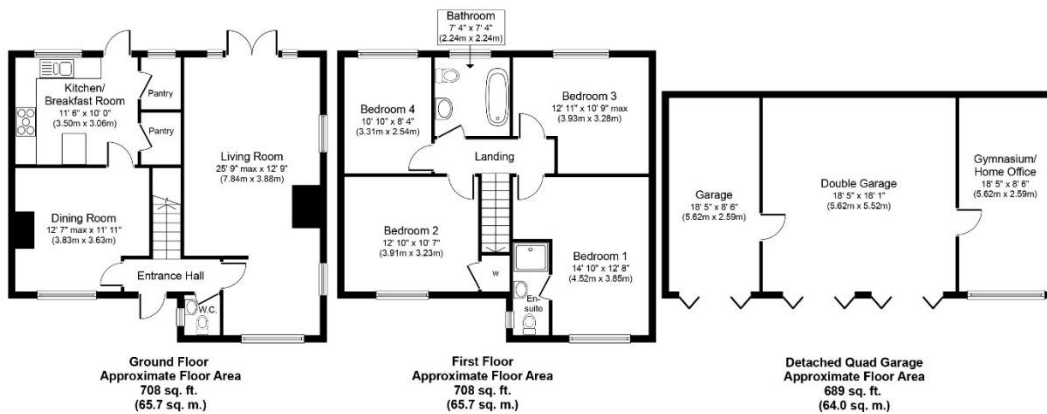
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**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: B.  
£1,519.09 per annum.

**EPC RATING:** F.

**VIEWING:** Strictly by prior appointment through DAVID BURR.

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