



Denham Close, Noctorum, CH43
£275,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

This is a beautifully presented three bedroomed detached home sitting in a quiet spot on Denham Close. With a rigorous renovation project having been completed in our client's ownership, this is certainly a home to be inspected at your earliest convenience...

Come and take the initial tour with us ahead of your viewing - note the pretty entrance, the picket fencing, and the both flagged and pebbled frontage - altogether, very smart. On then into the property itself which has been thoroughly renovated and is really very well presented. The open plan nature of the ground floor works very well, with a front sitting room (with understairs storage cupboard access) enjoying the pretty aspect to the front garden. We've then an opening through to the dining kitchen, which has been part of this entire renovation and is again, really very smart indeed. With a collection of muted grey/green shaker style units, integrated appliances and feature tiling. The kitchen has been well thought out, if you ask us! With plentiful work top space for food prep' and then dining space over to the other side of the room.

We've got patio doors straight out to the decking and garden beyond from here - and we've spared no expense to the garden, either... A huge decked space enjoys the southerly aspect of the house, with step down to the large patio area and smart Astro turfing on from there. And please, note the borders - and the meticulous hard work that has been ploughed into this entire garden, it's smart, colourful, low maintenance - and sunny (when the sun decides its ready for us!). Come on up now to the first floor, where we've three bedrooms and two bathrooms - to the front we've the master with en suite shower room, the third bed also sits to the front and is currently used as a dressing room - no photos currently, apologies. Then the second double is located to the rear and has access to the Jack and Jill style bathroom - beautifully presented, as you'd have come to expect from this gorgeous house, I am sure!

Then finally, we have what was the garage (a semi detached garage with next door) currently presented as an office, complete with tiled flooring, window to front, French style doors to rear, and electrics - a superb solution for working from home.

So - we've new carpets (make sure you take your shoes off for viewing to appreciate!), new doors, new kitchen, new garden, new bathrooms, seriously - a really great house! And a ground floor loo, too!

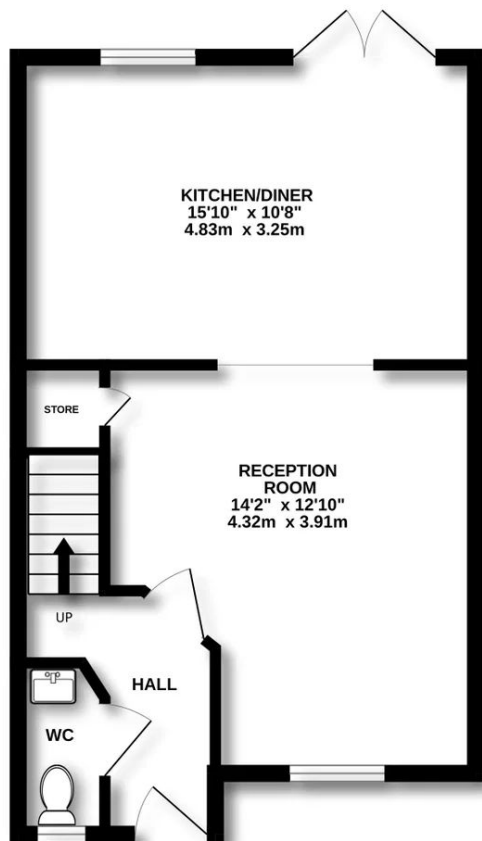
Tenure: Leasehold // **Council Tax Band:** C



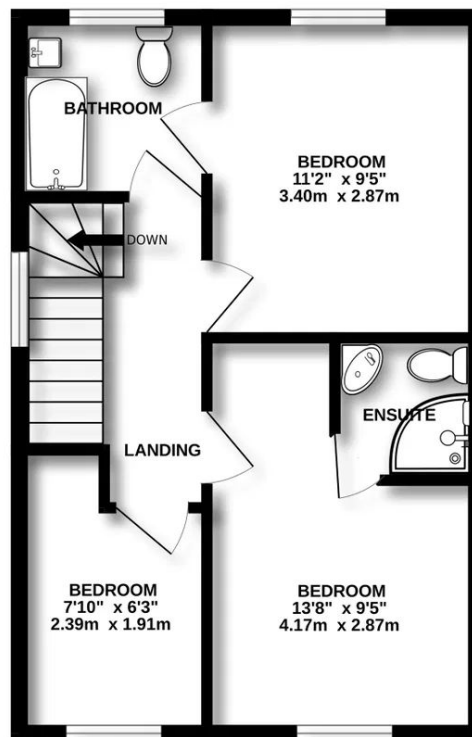




GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Brennan
Ayre
O'Neill