

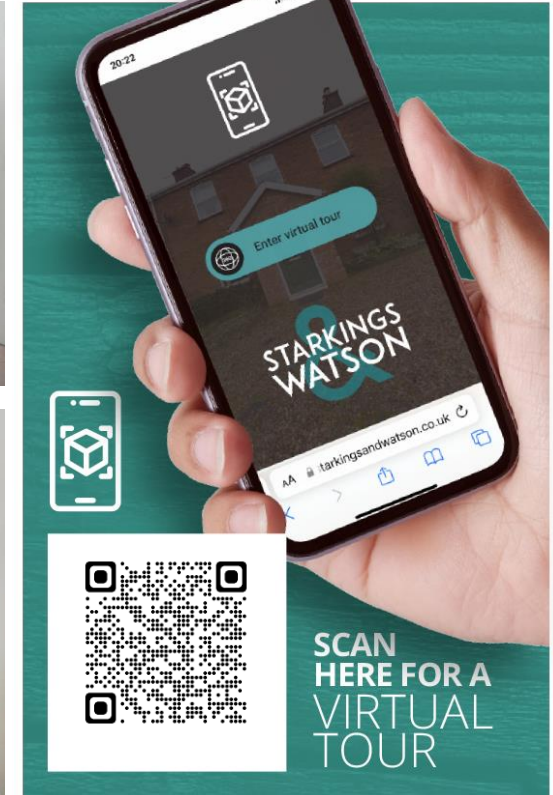
GREBE DRIVE

Chedgrave, Norwich NR14 6GH

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

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STARKINGS & WATSON

- End-Terrace Home
- Hall Entrance with Cloakroom
- Sitting Room with French Doors
- Kitchen with Water Softener
- Two Double Bedrooms
- En Suite & Family Bathroom
- Private Gardens
- Allocated Parking for Two Vehicles

Occupying a POPULAR RESIDENTIAL LOCATION, this modern END-TERRACE HOME offers PRIVATE and ENCLOSED lawned GARDENS, with ALLOCATED PARKING for two vehicles to front. With a low maintenance front garden, steps lead down, where the ENTRANCE HALL leads to all the ground floor rooms, including the CLOAKROOM, fully fitted KITCHEN with space for appliances and a WATER SOFTENER, and finally the SITTING/DINING ROOM - with built-in storage and FRENCH DOORS to the rear garden. The first floor offers TWO DOUBLE BEDROOMS, both with STORAGE, the family bathroom and EN SUITE SHOWER ROOM. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property is presented in MOVE-IN CONDITION. The property is IDEALLY SITUATED close to local amenities including the Brian Clarke Meeting Rooms, village shop and EXCELLENT BUS ROUTES to Norwich and beyond.

LOCATION

Situated in the heart of Chedgrave, the property is situated within walking distance to local shops and amenities. There is an active community with numerous activities to suit all age groups, along with a vibrant village pub. A short walk and you reach the river network, whilst Loddon is very close and provides schooling, shops, post office, doctors surgery, library, a community gym, public houses, two churches, dentist and further access to the Broads network.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6GH), but to help you...Leave Norwich via the A146 Loddon Road and continue

through the village of Thurton bearing left onto Norwich Road sign posted towards Loddon & Chedgrave. As the road bears to the right, keep to the left onto Rectory Lane. At the cross roads, turn left onto Langley Road, and left again onto The Rise. At the T-junction turn left, following the road to the right, and then turning right onto Grebe Drive, where the property can be found on the right hand side.

With steps leading down from the road, a mature planted front garden can be found with a range of mature shrubbery, with a hard standing footpath leading to the main entrance door and a further footpath leading to the gated and enclosed rear garden.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet with recessed doormat, radiator, stairs to first floor landing, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to front, smooth ceiling.

KITCHEN

11' 10" x 6' (3.61m x 1.83m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, vinyl flooring, space for fridge freezer and washing machine, cupboard housing water softener, wall mounted cupboard housing gas fired central heating boiler, uPVC double glazed window to front, radiator, smooth ceiling.

SITTING/DINING ROOM

13' 7" x 13' (4.14m x 3.96m) Fitted carpet, radiator x2, uPVC double glazed French doors and windows to rear, television and telephone points, built-in under stairs storage cupboard, smooth coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth coved ceiling, doors to:



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DOUBLE BEDROOM

13' x 6' 11" Max. (3.96m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in airing cupboard housing hot water tank and storage shelving, smooth ceiling with loft access hatch.

FAMILY BATHROOM

Three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to side, shaver light, smooth ceiling with extractor fan.

DOUBLE BEDROOM

11' 7" x 9' 6" Max. (3.53m x 2.9m) Fitted carpet, radiator, uPVC double glazed window to front x2, built-in over stairs storage cupboard, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C., pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, fitted carpet, radiator, uPVC obscure double glazed window to front, shaver point, smooth ceiling with extractor fan.

OUTSIDE REAR

Leaving the property via the sitting room French doors, a lawned garden can be found enclosed with timber fenced boundaries and a range of mature planting and shrubbery. A patio extends from the rear of the property, whilst a footpath leads to a timber built storage shed and further patio to the rear boundary.

ALLOCATED PARKING

Parking is provided for two vehicles to the front of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

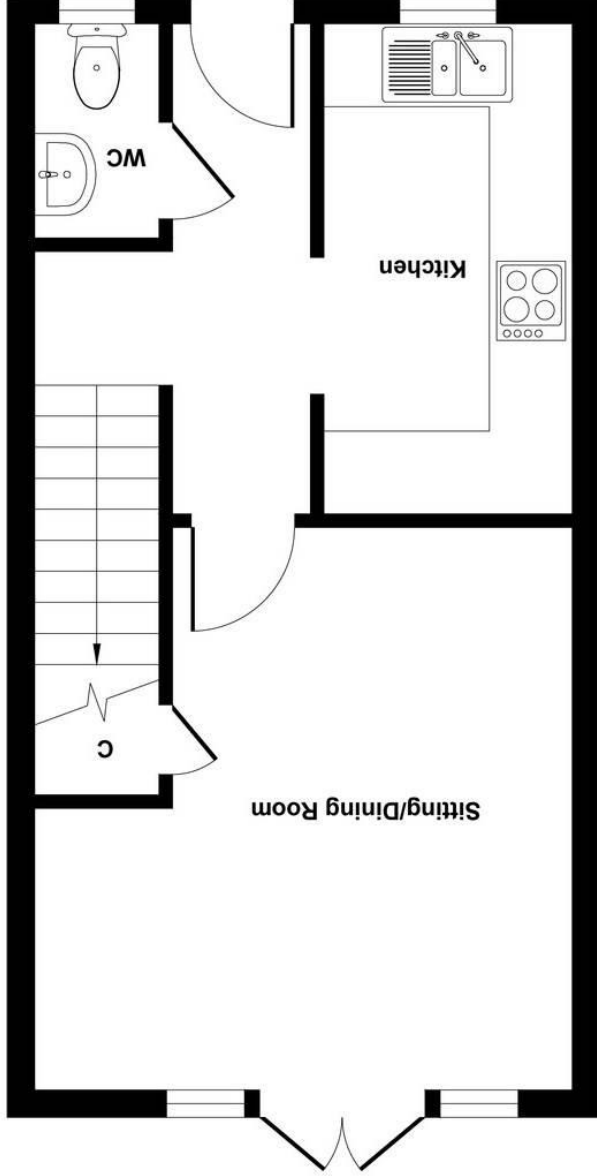
Price:



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Ground Floor
Approximate Floor Area
334 sq. ft
(31.02 sq. m)



First Floor
Approximate Floor Area
334 sq. ft
(31.02 sq. m)

Approx. Gross Internal Floor Area 668 sq. ft / 62.04 sq. m

