

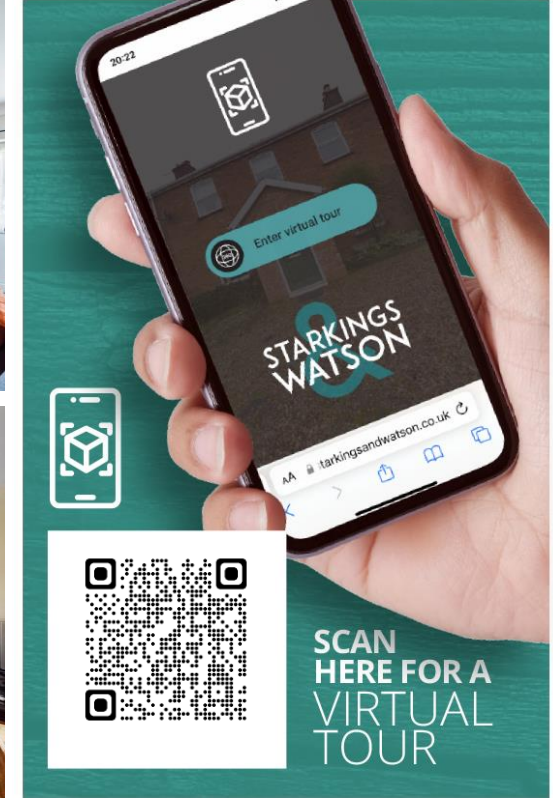
LANGLEY ROAD

# Chedgrave, Norwich NR14 6HD

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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- Semi-Detached Cottage
- Walking Distance to Excellent Amenities
- Large Mature Bi-Sected Garden
- Sitting Room with Inglenook Fireplace
- Kitchen & Separate Dining Room
- Ground Floor Bathroom with Shower
- Ground Floor Study/Bedroom
- Two Interconnecting First Floor Bedrooms

#### IN SUMMARY

NO CHAIN. This semi-detached COTTAGE hides some 150ft (stms) of GARDEN to the rear, with an EXTENDED LAYOUT, and a setting which is not only PRIVATE and secluded, but WELL PLACED for LOCAL SHOPS and AMENITIES. The GARDEN offers a STUNNING vista to enjoy the outside, with a shepherds hut style building for OUTSIDE ENTERTAINING. The property is brimming with CHARACTER and CHARM, whilst offering a GOOD SIZED GROUND FLOOR given its extended layout. Heading in from the rear, a UTILITY ROOM offers a functional space, with the 10' KITCHEN finished in a COUNTRY STYLE, with storage and a MODERNISED FAMILY BATHROOM. A separate DINING ROOM is perfect for entertaining, leading the 14' SITTING ROOM with its STUNNING exposed brick built INGLENOOK FIRE PLACE as the perfect place to relax and unwind. A 6' STUDY or potential small bedroom can also be found downstairs. Upstairs, the TWO BEDROOMS interconnect, with the main bedroom being a fantastic sized room.

#### SETTING THE SCENE

Occupying a tree lined setting, the property fronts the Langley Road, with a door off the main path, and a separate gated side access. Owned and maintained by

the property, the neighbouring property does have access rights over the side entrance, which has been maintained as a pretty cottage style garden, with a gate to the bisected rear garden.

#### THE GRAND TOUR

Utilising the rear access, a uPVC double glazed door takes you into a utility room, with an attractive tiled floor, space for appliances or general storage. A glazed roof and window to rear ensures great natural light into the adjacent kitchen. Finished in a country style, a solid wood range of base level units can be found, with an inset ceramic butler sink, wall mounted storage, and space for general white goods. Tiled effect flooring runs underfoot, with an opening to the utility room, built-in storage cupboard, and a door to the family bathroom. Modernised and fully tiled, the bathroom offers a three piece suite, with a window to side, and shower over the bath. Back to the dining room, this surprisingly spacious room offers ample space for a table and general furniture, with a feature ornate glazed latch and brace door taking you into the sitting room. With your eyes firmly set on the brick built inglenook fireplace, a cast iron wood burner is installed, with a range of bespoke built storage. A window and door faces to front, with Norfolk winding stairs tucked away behind a door in the corner. The study/bedroom leads off, again with storage and a window to front, with various uses depending on a new buyers needs. Upstairs, the two bedrooms are interlinked, with a cupboard built-in to the larger.



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### THE GREAT OUTDOORS

The bisected rear garden offers hops 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. a shared footpath, and then access to the main private garden - a much loved space, which offers grass, planting and various seating areas. A useful timber shed offers storage, along with a brick built outside W.C. A variety of trees, wildlife gardens, and path can be found, leading down the garden, which is both private and secluded, where a working garden and shepherds hut style outbuilding can be found.- great for outside entertaining.

### OUT & ABOUT

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local s

### FIND US

Postcode : NR14 6HD

What3Words : ///failed.wobbling.goodness

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property offers a bisected rear garden, with neighbouring properties having access. A covenant exists for a right of way for neighbouring properties over the side access also. A flying freehold exists between this property and the adjoining property also. The property was re-roofed some 10 years ago.

**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.

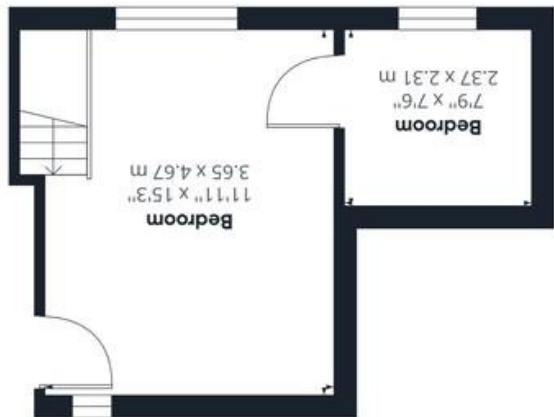
Price:



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Floor 1 Building 1



Ground Floor Building 1



GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 765.03 ft<sup>2</sup>  
 71.07 m<sup>2</sup>