



*Norwich Road,  
Chedgrave, Norfolk*



**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Offered **CHAIN FREE**, this three double bedroomed **DETACHED** house located just off the main A146 to Norwich, close to the villages of Loddon & Chedgrave provides flexible and spacious living accommodation with ample off road parking and field views. The property does require some cosmetic updating. **\*\*HOBART CATCHMENT\*\***

**Accommodation comprises briefly:**

- Entrance Hall • Sitting Room
- Kitchen/Dining Room
- Utility Room • Downstairs WC
- Dining Room/4th Bedroom
- Conservatory • 3 Double Bedrooms
- Family Bathroom (the suite has been fully removed by the current owners)
- Two En-suite Shower Rooms
- Garage with Overhead Storage
- Ample Off Road Parking with Gated Entrance
- Large Rear Garden • Rear Field Views



**Property**

Entering the property into the entrance hall with a wooden floor and space for coats & boots. A door leads to the sitting room which is dual aspect and has a fitted wood burning stove . Double doors lead to the conservatory overlooking and also giving access to the rear garden with an internal side door to the kitchen/diner. The kitchen/diner is light and airy with ample modern wall/base units and worktop space. There is an integrated 'Neff' electric oven & hob with extractor over, breakfast bar including space for a family dinner table and chairs and a wall mounted air conditioning unit (not connected). Double doors lead to the rear garden. The utility room has worktop with space under for a washing machine, tumble dryer and houses the oil fired boiler, there is also a door to the rear. The dining room (possible 4th bedroom if preferred) has a window to the front aspect and a decorative fireplace. There is a downstairs cloakroom located in the hallway with WC & hand wash basin. On the first floor the landing is spacious, ideal to be utilised as a study area. The landing has an airing cupboard with the hot water tank and shelves and further double storage cupboard. Doors lead off to the bedrooms, the master bedroom is dual aspect and has fitted wardrobes (not complete) with an en-suite comprising of WC, hand wash basin and shower cubicle. The second bedroom has a window overlooking the field views to the rear, a cupboard and en-suite with WC, hand wash basin and shower cubicle. There is a further double bedroom to the front of the property with a storage cupboard built in. The family bathroom suite has been fully removed and a new suite will need to be installed by the new owner. The house is fully UPVC double glazed.



### Outside

At the front of the property there is a electric gate providing access to the shingle driveway and ample parking for several vehicles off the main road. There is access to the garage which has light and power including a side door to the rear garden. The rear garden is mainly laid to lawn with some mature trees and shrubs, including patio areas ideal for entertaining and alfresco dining.

### Location

The property is situated just outside the village of Chedgrave on the main A146 to Norwich, but is within easy reach of all of Loddon & Chedgrave's many facilities with schools, nurseries, shops, post office, medical centre, dentist, pubs, cafes & take away options and access to the broads just a short distance away. Further afield the Cathedral City of Norwich is about 10 minutes drive to the North, and has a mainline link to London Liverpool Street (1hr 54 mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating. Water and electric mains connected. Private septic tank.

Energy Rating: TBC

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6BQ

What3Words: ///servants.marketing.ambitions

## Tenure

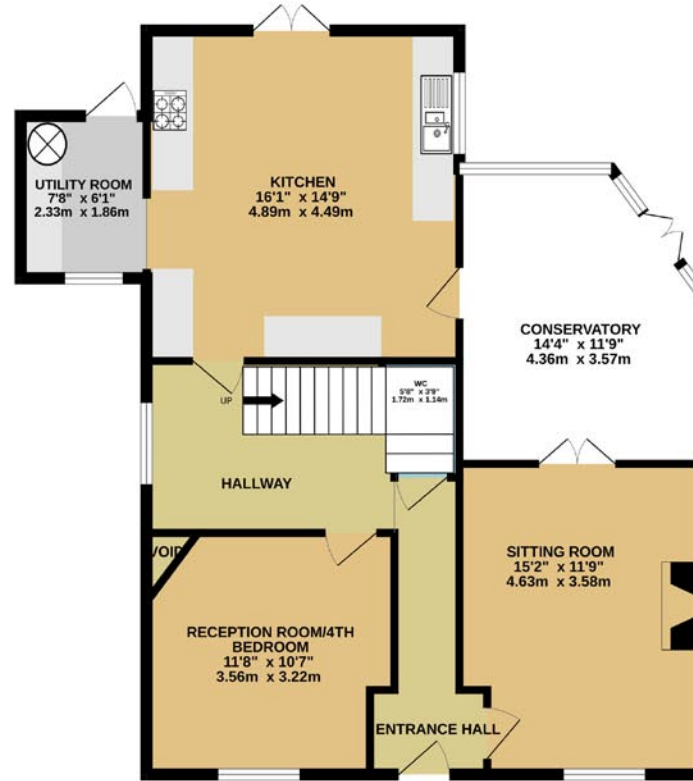
Vacant possession of the freehold will be given upon completion.

## Agents' Note

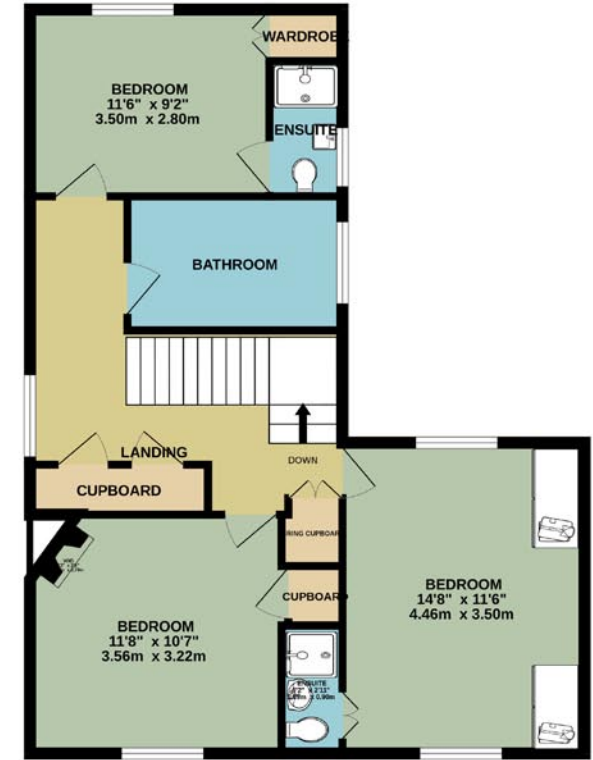
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £375,000**

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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