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Farm Close,
Chedgrave, Norfolk

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ESTATE AGENTS

Offered CHAIN FREE and located in the heart of Chedgrave close to Loddon, we are pleased to offer for sale this detached chalet. Notable features include three bedrooms, sitting room with fireplace, separate dining room and conservatory. The property is wrapped in a generous plot of gardens to the front and rear.

Accommodation comprises briefly:

- Entrance Hall
- Large Sitting Room
- Conservatory
- Dining Room
- Kitchen
- Ground Floor Bedroom
- Two First Floor Bedrooms
- Family Bathroom
- Generous Gardens
- Garage
- Off Road Parking



Property

Entering the property you are greeted by the entrance hall, with a staircase rising to the first floor with a storage cupboard under and a door to the left leading into bedroom three. An opening off the entrance hall leads into a separate dining room with plenty of space for a family dining table and there is a uPVC sealed unit double glazed window to the side. The sitting room can be found to the rear of the property and benefits from a open fire with slate hearth making this a lovely cosy place to relax in the cold winter evenings. Sliding patio doors open into a south facing light and airy conservatory with hardwood framed sealed unit double glazed window and matching French door leading out to and with views over the rear garden. From the dining room there is access into a kitchen, with worktop having inset double sink and drainer and cupboards and drawers under, further worktop with inset four ring ceramic hob with extractor and light over, adjoining tall cupboard housing double oven and grill (not working), uPVC sealed unit double glazed window and door to garden. The staircase rises to first floor landing with airing cupboard and access to two further double bedrooms, both having fitted wardrobes and uPVC windows. The bathroom has a fitted coloured suite comprising low level W/C, pedestal wash basin and panel bath.



Outside

Outside to the front a driveway provides off road parking and leads to a detached single garage with up and over door, personal side door and having power and lighting connected. The lawn is edged with shrubs and plants and the drive continues to the front entrance and side gate which leads into a large fully landscaped attractive rear garden with extensive lawned area, well stocked mature borders and beds with a variety of flowers, shrubs and plants. To the back of the garden behind the hedging you will find a good size vegetable/fruit garden, timber and felt roofed summer house and separate workshop.

Location

Chedgrave is a very popular village with a number of shops, a pub and a Church. There is access to the Broads Network via Loddon Staithe and the River Chet along which there are some lovely walks. The village is within easy walking distance of Loddon, a very popular small town providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, cafe and take away options. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). 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

Gas fired central heating. Mains electricity and water connected.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6HQ

What3Words: ///lines.odds.tastings

Tenure

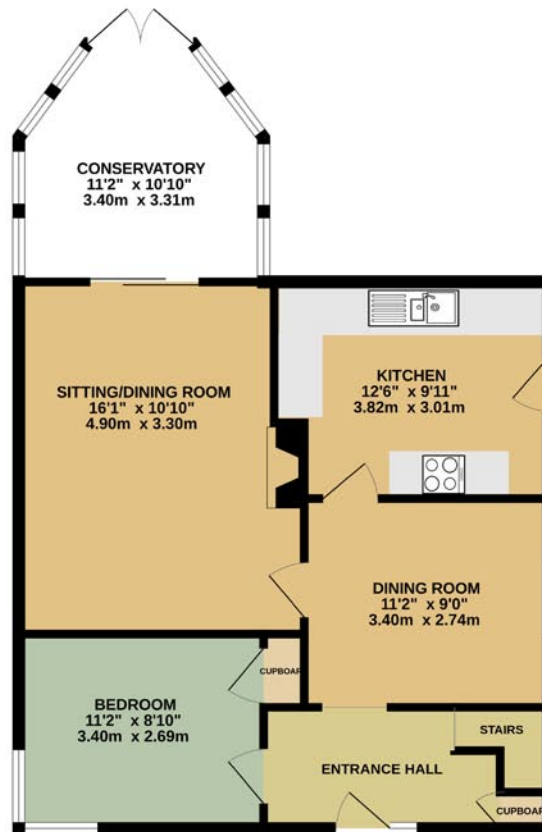
Vacant possession of the freehold will be given upon completion.

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: £300,000

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 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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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

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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