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Beauchamp Road
Chedgrave, Norfolk

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ESTATE AGENTS

A considerably extended and extremely well presented detached bungalow in this sought after location in Chedgrave, within easy reach of local shops and Loddon town centre. The property benefits from a modern fitted spacious kitchen, 20' sitting room with brick feature fireplace and three double bedrooms. Viewing is advised to appreciate all this property has to offer.

Accommodation comprises briefly:

- Entrance Hall
- Large Kitchen/Diner
- 20' Sitting Room
- Three Double Bedrooms
- Family Bathroom
- Cloakroom
- Utility Room
- Garage
- Off Road Parking
- Front & Rear Gardens
- Approx. Plot 0.28 Acres
- Heated Swimming Pool



Property

Entering through the front door you are greeted by a generous entrance hall with storage cupboard and separate cloakroom, having a white suite comprising low level W/C and hand wash basin. A spacious kitchen/diner is located to the front of the property and comprises worktops with a good range of large drawers and cupboards under, integrated dishwasher and a free standing Range dual fuel (gas and electric) cooker with 5 gas rings. An island is fitted in the centre of the room having an inset sink and ample space for seating to use as a breakfast bar. Dual aspect windows allow plenty of light to flow through the kitchen. A door from the kitchen leads through into a utility room having space and plumbing for a washing machine and a further door then leads through to the garage which has an electric roller door. To the rear of the property is a large sitting room with bi-folding doors out to, and with a view over, the rear garden and a central brick fireplace with inset gas stove provides a lovely focal point to the room. From the hallway doors leads to all 3 good size double bedrooms and are serviced by a generous family bathroom comprising panel bath, low level W/C, vanity wash basin with cupboards under and a separate double rainfall shower.







Outside

Outside the property is approached via a driveway which leads to the garage, front entrance and lawned front garden enclosed by Beech hedging. To the rear is a good sized fully enclosed garden with mature oak tree, extensive lawn, and a raised wooden decked area providing plenty of space for garden furniture and entertaining, this continues round to a heated swimming pool bordered with inset shrubs and plants.

Location

Beauchamp Road is located in the popular village of Chedgrave, with a number of shops and a church close by and it is within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. 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 electric, water and drainage.
Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR14 6HS
What3Words: ///menu.send.steepest

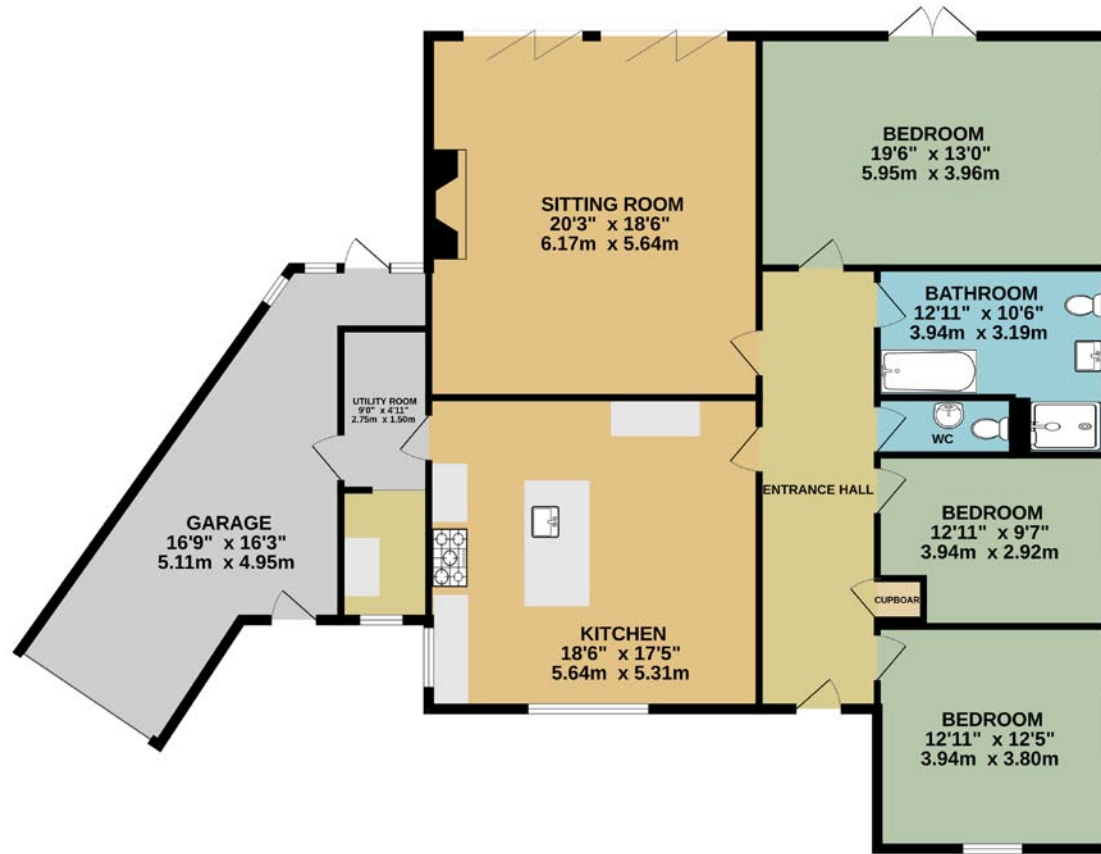
Tenure

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. Planning has been approved to build on the land opposite, off Langley Road and Snows Lane (see plan online).

Guide Price: £525,000



TOTAL FLOOR AREA: 1859 sq.ft. (172.7 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

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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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