

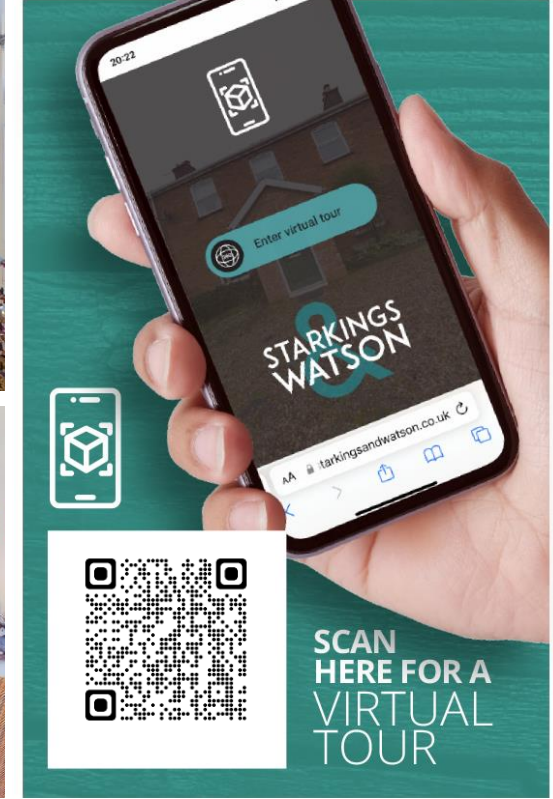
NORWICH ROAD

Chedgrave, Norwich NR14 6ND

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- Link-Detached Bungalow
- Three Bedrooms
- En-Suite Cloakroom
- Kitchen/Breakfast Room
- Home Office/Study
- Generous Garden and Woodland
- Driveway
- Walk to All Amenities and Transport

IN SUMMARY

This immaculately presented three bedroom DETACHED BUNGALOW offers class and style in abundance with an overly GENEROUS GARDEN plus your very own PRIVATE WOODLAND space to enjoy too. Offering two functioning DOUBLE BEDROOMS with the master boasting an en-suite cloakroom and the third currently functioning as a DINING ROOM. Sitting at the rear of the property is the SITTING ROOM with FEATURE FIREPLACE, and further down the hall you will find the FAMILY BATHROOM and open plan KITCHEN/BREAKFAST ROOM with access to the garden. Adjacent to this room sits the UTILITY ROOM and STUDY with a CONSERVATORY perched looking down upon the lawned rear garden. The garden itself comes with RAISED PATIO, manicured lawn and borders with MULTIPLE OUTBUILDINGS and the most stunning surprise sits at the bottom of the garden in the form of your very own PRIVATE WOODLAND area.

SETTING THE SCENE

The property is found just nestled off the street and tucked away behind well maintained hedges and a timber fence border on a slight downward slope which offers privacy for the property itself. To the left you will have the use of a very handy driveway for off road

parking which leads you through a timber gate towards the front door.

THE GRAND TOUR

As you enter through the front door you are met with a larger than average and welcoming entrance hall. As you turn to your right you will pass through the dining room which also doubles up as a third bedroom if needed with built in storage to boast. Just passed this you will find the master bedroom spanning the depth of the property, being double aspect it basks in natural light from both sides. This room does make the use of a very handy en-suite cloakroom with toilet and ceramic wash basin. Heading back down the hallway and sitting at the rear of the property is the sitting room which has sumptuous views down the well maintained rear garden, solid wood flooring and a cast iron wood burner style gas fire in a decorative fireplace creating the perfect space to cosy up. Stepping passed this room is the third double bedroom which also overlooks the rear garden and has ample space for storage wardrobes, this sits opposite the family bathroom with stylish three piece suite which also offers vanity storage complimented with a tiled surround. On to the 'hub of the home' found in the form of this well thought out and contemporary kitchen/breakfast room with integrated dishwasher, enamelled inset sink, breakfast bar and access into the rear garden. At the far end of the property you can make use of the Utility room with light wood work surfaces which leads you through to the study/home office space fit for any purpose or simply as an additional 'snug' sitting room. Finally as you pass through the uPVC French Doors you will find yourself sat inside the newly fitted conservatory with access to the rear garden offering the most perfect space to finish your summers



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day overlooking your stunning garden.

THE GREAT OUTDOORS

Stepping outside you will firstly find yourself on a raised concrete patio area with timer fencing and rail with large timber Pergola sitting space. As you step down towards the garden you will be taken back by the privacy and beauty but this space also offers practicality in the form of multiple outbuildings. The current owners have taken the opportunity to purchase the woodland at the rear of the property, something which all neighbouring properties have also done. You will step over the purpose built wooden bridge that passes over the small brook to find yourself stood in this rough and ready woodland space littered with wildlife and natural beauty. This really is a once in a lifetime opportunity to have such a majestic space on your doorstep!

OUT & ABOUT

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities, with a bus stop outside providing access to Norwich. 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.

FIND US

Postcode : NR14 6ND

What3Words : ///banquets.protester.pepper

VIRTUAL TOUR

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

AGENTS NOTES

The owners have taken the opportunity to purchase a large patch of woodland which sits behind the property. This land is clearly visible but requires appropriate footwear.

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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GIRAFFE 360

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

Excluding balconies and terraces

Approximate total area^m
962.7 ft²
89.44 m²

