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*Norwich Road,  
Chedgrave, Norfolk*

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Loddon – 0.6 miles

Norwich – 11.1 miles

Beccles – 8.4 miles

Southwold & The East Coast – 20.1 miles

A beautifully presented **TRADITIONAL AND CHARMING** end terrace Victorian cottage offers modern, spacious living whilst retaining its character features. With three double bedrooms, sitting room, kitchen/diner, utility room, off road parking and a large rear garden, located in the popular village of Chedgrave, just outside Loddon.

**Accommodation comprises briefly:**

- Sitting Room
- Kitchen/Diner
- Utility Room/Cloakroom
- Three Double Bedrooms
- Family Bathroom
- Large Rear Garden
- Off Road Parking



### Property

Stepping into the property through the lobby, you'll find the large sitting room to your right offering you space and plenty of natural light from the two large windows to the front aspect and a higher window to the side aspect, and Karndean flooring throughout. The focal point of the room is a fireplace with log burner close to the base of the stairs, there is also a useful storage cupboard. An opening leads into the kitchen/diner with a range of base units and wood effect work tops, with space for a small fridge under, one and half bowl sink unit, built-in gas hob and electric oven. Double patio doors allow ample light into the room and give access to the rear garden. The dining area has space for a good size table and chairs and a large window overlooking the rear garden. An opening leads to the utility room/cloakroom with low level units, WC and wash hand basin. The first floor offers three double bedrooms, two overlooking the front aspect and one to the rear, and a family bathroom which is fitted with a three piece suite comprising of panelled bath, wash hand basin, low level WC and corner shower cubicle.



## Outside

The front of the property provides off road parking for two cars and a path leading to the front door. The rear garden is initially laid to lawn with small shrub and plant borders and a paved patio area, an ideal space for entertaining family and friends. To the end of the lawn is a small wooden picket fence, beyond which is a larger garden area with timber shed and the potential to create your own garden design.

## Location

Norwich Road is located in the popular village of Chedgrave, a Broadlands village neighbouring the historic south Norfolk Town of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a café 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 electricity, water and drainage.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6HB

What3Words:///patrolled.wriggled.dodges

## Tenure

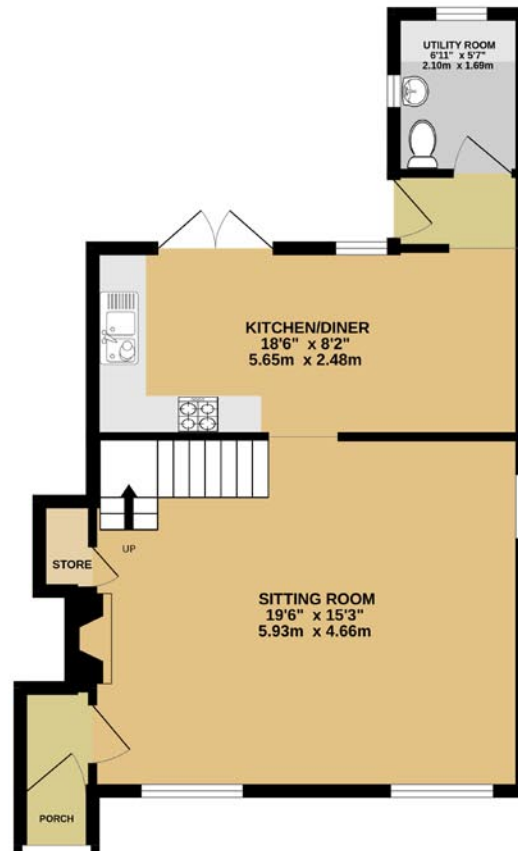
Vacant possession of the freehold will be given upon completion.

## Agents' Note

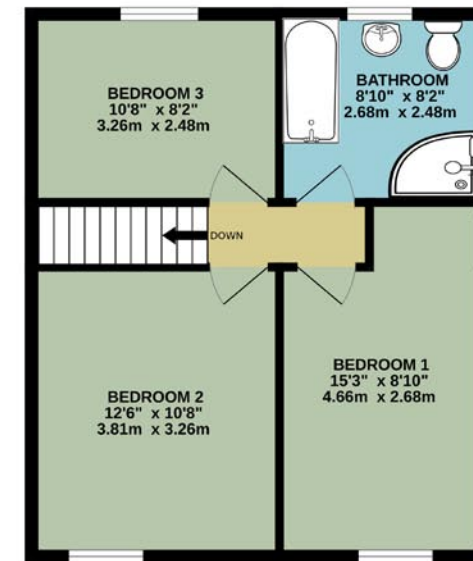
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £340,000**

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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Halesworth 01986 888205

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[www.muskermcintyre.co.uk](http://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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