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Wherry Close
Chedgrave, Norfolk

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**MUSKER
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ESTATE AGENTS

We are pleased to offer **CHAIN FREE** this stunning and versatile riverside property boasting spectacular views and private 22' mooring on the river Chet in Chedgrave, near Loddon. Opportunities to buy on this exclusive development do not come along often; offering flexible living accommodation, four/five double bedrooms, one with ensuite, three further bathrooms, utility room, front/rear gardens and garage with off-road parking.

Accommodation comprises briefly:

- Entrance Hall • Reception Room
- Open-Plan Sitting/Dining/Kitchen Area
- Reception Room • Utility Room
- Ground Floor Shower Room
- First Floor Sitting Room with Balcony
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Two Bathrooms • Front and Rear Garden
- Decked Terrace Overlooking the River
- Front and Rear Garden • Private 22' Mooring
- Detached Garage & Off-Road Parking
- River Frontage & Beautiful Views



Property

Built in 2002 by a well-known local developer to a contemporary design and finished to a high specification, this fantastic individual home has much to offer. The ground-floor boasts versatile living accommodation consisting of a very spacious sitting/dining room with French doors opening on to the terrace and river views. There is a fully equipped kitchen area with ample wall and base units in wood effect, built-in double oven, hob with extractor over, double sink and space for a dishwasher. A large kitchen island provides extra worktop space, storage and seating area. A separate utility room, shower room and versatile reception room complete the ground floor accommodation. The first-floor provides a spacious room with French doors onto the balcony overlooking the river, currently used as a sitting room but could also be a very generous double bedroom. The folding partition separating this room from the bedroom/study, if opened up could make a lovely dressing area to the bedroom. There is also a bathroom and two double bedrooms, the larger of which benefits from an ensuite. Moving to the second-floor, you will find two large double bedrooms to the front and rear aspect, a bathroom and handy study space to complete the accommodation. The property has the additional benefit and convenience of an integral vacuum system for improved cleaning efficiency and enhanced air quality within the home.







Outside

To the front of the plot is the garage and off-road parking space, beyond which is a gate that opens into the front garden. The front is North facing and is laid to areas of pebble shingle and paving slabs for easy maintenance. Stepping out of the French doors you find yourself on the South-facing rear decking area with attractive views over the river. The remainder of the garden is laid to lawn and leads to the riverside and private mooring (which includes fishing rights). Guest parking is situated at one end of the development together with communal gardens, a slipway for residents use and a private visitor mooring.

Location

Wherry Close is located overlooking Loddon Staithe which used to be the home of a fleet of wherries that transported various commodities along the navigable section of the River Chet. Today it is an attractive area for relaxing alongside a few boats and ducks. Loddon is a very popular village providing local schools and a co-educational independent day and boarding school close by at Langley. Nurseries, shops, Post Office, churches, doctors surgery, dentist, library, pubs and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary at Hardley Flood. It is within easy reach of the market towns of Beccles and Bungay. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick is 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

Mains electricity, gas, water and drainage. Security alarm.
Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR14 6LS

What3Words: ///guises.nods.lamenting

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The Management of the communal areas i.e. The Millennium Garden, the roadway, visitor's parking, quay heading, walkway, the moorings, exterior lighting, satellite and aerial antennae and the common garden areas are all managed by a Management Company controlled by the individual property owners. Currently the management fee is approximately £2000 p.a per property. This sum covers the maintenance of the communal areas described above and the painting of the exterior of all of the houses, and the cutting of the lawned gardens. 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.

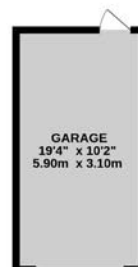
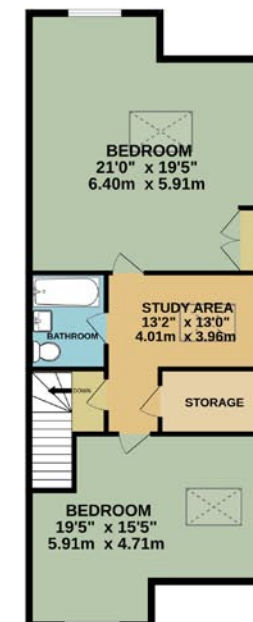
GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
691 sq.ft. (62.8 sq.m.) approx.



2ND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 2760 sq.ft. (258.3 sq.m.) approx.

*While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, walls, etc. are not guaranteed to be 100% accurate. The purchaser is advised to verify all measurements and to check the accuracy of the description and to check the accuracy of the description and to check the accuracy of the description. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Keyplan 6/2024

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

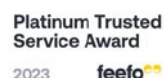
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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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