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*Norwich Road,  
Chedgrave, Norfolk*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS



An exciting opportunity to purchase an exceptional and unique detached bungalow, updated and modernised in recent years and set in an ideal village location close to all amenities and superb transport links. Offering four double bedrooms and boasting over 2300 sq.ft of accommodation, on a plot size of 0.3 acres (STS) this is an ideal family home close to the 'broads' network and beautiful walks. Viewing is a must to appreciate the overall size and quality on offer.

#### Accommodation comprises briefly:

- Entrance Hall • Sitting Room • Dining Room • Wine Cellar
- Kitchen • Utility Room • Boot Room • Cloakroom
- Two Shower Rooms • Master Bedroom with En-suite
- Three Further Double Bedrooms • Large Rear Garden
- Two Workshops • Gated Driveway • Ample Off Road Parking
- Total Plot Size 0.3 Acres (STS)

#### Property

One enters the property through the entrance hall and into the spacious and welcoming reception hall where it immediately becomes apparent what a special property this is. The hallways vaulted ceiling with roof lantern allows natural light to flow through, there are two built-in storage cupboards and wood effect flooring leads to all rooms. There are three double bedrooms, all carpeted, bedrooms one and two have recessed spotlighting and windows to the front aspect, while bedroom three has a window to the side aspect. Bedroom two also has the added benefit of an ensuite comprising a modern white suite with WC, hand wash basin within vanity unit, corner shower cubicle with twin head rainfall shower and heated towel rail. The cloakroom with WC and hand wash basin backs on to the family shower room which comprises a modern white suite with WC, hand wash basin within vanity unit, walk in shower cubicle, heated towel rail and a large linen cupboard. The spacious sitting room is dual aspect with a large window to the side, two windows to the rear over looking the rear garden and French doors leading out to the terrace area. There is a double sided cast iron wood burner with natural stone surround and hearth as the main focal point to the room, this also serves the adjacent dining room. The dining room has ample space for a family table and chairs for formal dining, built-in storage cupboard, a window to the rear which enjoys views over the beautifully maintained rear garden and a door out to the terrace area. A lovely feature of this room is the wine cellar accessed through a small hatch and with a glass viewing area within the floor. An opening leads through to the wonderful kitchen with vaulted ceiling, adding further to this already spacious room. There are a range of fitted wall and base units with granite effect work surfaces, inset one and a half bowl ceramic sink and drainer, space for a range style cooker with extractor over, integrated dishwasher and space for a free standing fridge/freezer. The matching island offers a wonderful breakfast bar area with storage under and there is space for a small table and chairs in front of the full height windows offering far reaching garden views. Back into the hall is the second shower room comprising a modern suite with WC, hand wash basin within vanity unit, double shower cubicle, heated towel rail and Bluetooth audio cabinet. The utility room offers a range of wall and base units with granite effect work surfaces, inset stainless steel sink and drainer, space for washing machine and tumble dryer under and a door leading to the boot room. This room has a glazed door to the front and a built-in double cupboard. From the hall opposite the utility room stairs lead to the lower ground floor which opens into bedroom four, a spacious versatile room with built-in cupboards, windows to the rear aspect and a single glass door leading out to the patio area.















## Outside

With secure gated access the property is set well back from the road and is approached across a tarmac driveway which provides off-road parking for a number of vehicles. High level fencing provides privacy with a storage shed and woodstore to the left of the property, while to the right a gate gives access to the rear garden. The South facing rear garden, which backs onto woodland is fully landscaped with an abundance of raised beds, plants, shrubbery and trees with a circular lawn area and a further expanse of lawn leading to vegetable plots and a greenhouse. There is also a storage shed, wood store and a unique tree house. Immediately to the rear of the house is a large patio area perfect for alfresco dining and entertaining with the added bonus of a covered brick barbeque area. Steps lead up to a raised terrace area, ideal for enjoying the fantastic views over the garden, from here doors lead to the main reception rooms. Double doors lead into the workshops, both with windows, power and lighting.

## Location

The property is located in Chedgrave which is a very popular village with a number of shops, a pub and a church, 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, butchers, 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 electric, water and drainage. New CCTV system.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR14 6ND

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## Tenure

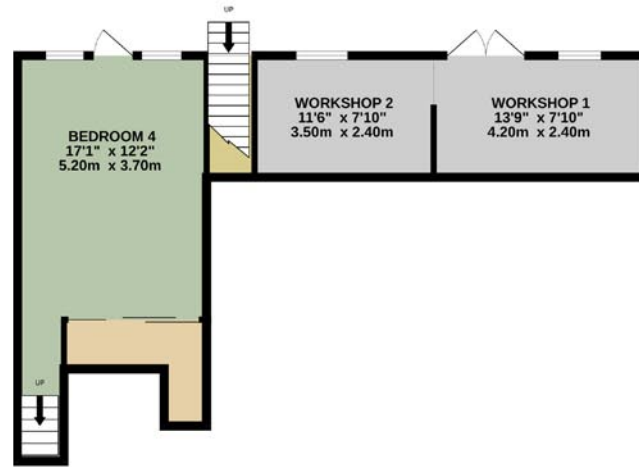
Vacant possession of the freehold will be given upon completion.

## Agents' Note

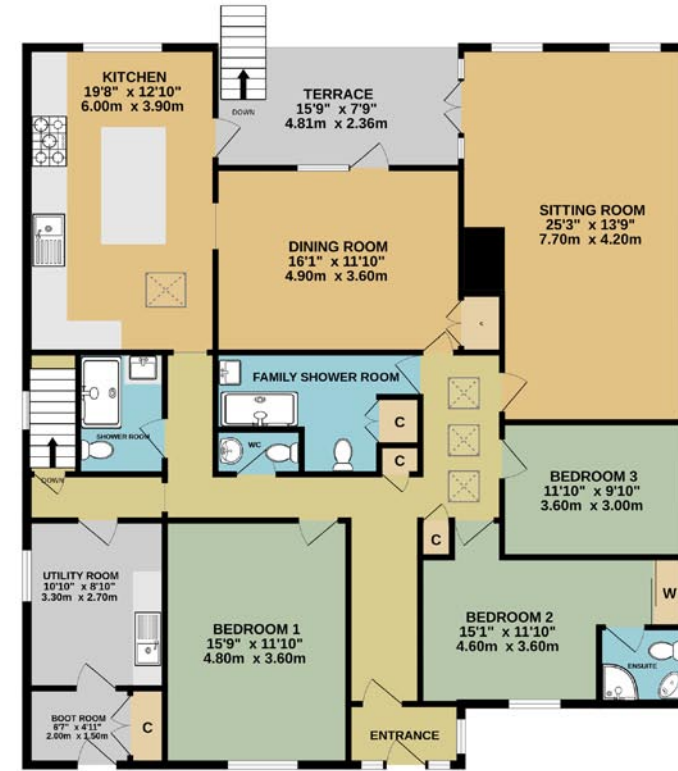
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £825,000**

LOWER GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



GROUND FLOOR  
1887 sq.ft. (175.3 sq.m.) approx.



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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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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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