



Norwich Road, Chedgrave - NR14 6ND

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## Norwich Road

Chedgrave, Norwich

NO CHAIN. With over 1240 Sq. ft (stms) of ACCOMMODATION, this DETACHED BUNGALOW offers a SPLIT LEVEL INTERIOR and a flexible layout. Enjoying a NON-ESTATE SETTING on the fringes of the village, a RANGE of AMENITIES still remain within a SHORT WALK. Elevated from the road, the PROPERTY is set back and private, with AMPLE PARKING and enclosed GARDENS which enjoy PATIO and LAWNED expanses. Inside, the porch and hall entrance lead to the DUAL ASPECT SITTING ROOM, bedroom/study, front facing DOUBLE BEDROOM and family bathroom. Stairs within the HALL create an intriguing access to the DINING ROOM with DOUBLE DOORS opening up, with further doors to the CONSERVATORY and KITCHEN. The FINAL DOUBLE BEDROOM also sits at the upper level, with use of the adjacent SHOWER ROOM

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Detached Bungalow with Flexible Layout
- Ample Parking
- Walking Distance to Amenities
- Two Reception Rooms
- Conservatory
- Three Spacious Bedrooms
- Private Non-Overlooked Gardens

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities. 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.

#### SETTING THE SCENE

The property occupies an elevated position with a sweeping shingle driveway offering off road parking and turning space. High level mature hedging lines the front of the property with a lawned front garden and timber gated entrance to the rear.



## THE GRAND TOUR

Heading inside, a uPVC door leads you into a tiled porch entrance with a further uPVC door into the main hall entrance. Complete with a variety of built-in storage, this split level hall offers doors to the main living accommodation. Starting to your right hand side, the dual aspect sitting room is centred on a feature fireplace with fitted carpet underfoot and views across the front garden. A door takes you into an adjacent study/bedroom with a further window to front and fitted carpet creating a versatile space depending on the rooms required. Back into the hall entrance, a further door leads to a double bedroom with a built-in double wardrobe and window facing to the side, whilst the family bathroom sits adjacent complete with a three piece suite, tiled splash-backs and built-in airing cupboard. Stairs rise within the hall to a further section of the main entrance, with the main double bedroom sitting to the rear of the property, with attractive views across the rear garden and the loft access hatch above. A shower room on this level is conveniently situated next door with a three piece suite, tiled splash-backs and Aqualisa power shower in situ. Double doors open to the formal dining room creating a grand entrance which could easily be used as a further sitting area or snug, leading seamlessly into the adjacent garden room with the vaulted ceiling above and windows to side and rear. This bright and inviting living space offers attractive views of the garden and is the perfect vantage point to enjoy the mature planting which already in situ. Completing the property is the kitchen which sits just to the right hand side of the dining room, with a range of built-in storage cupboards, inset gas hob and built-in eye level electric double oven. There is ample space for general white goods with a wall mounted gas fired central heating boiler and further window to enjoy the garden beyond.

## FIND US

Postcode : NR14 6ND

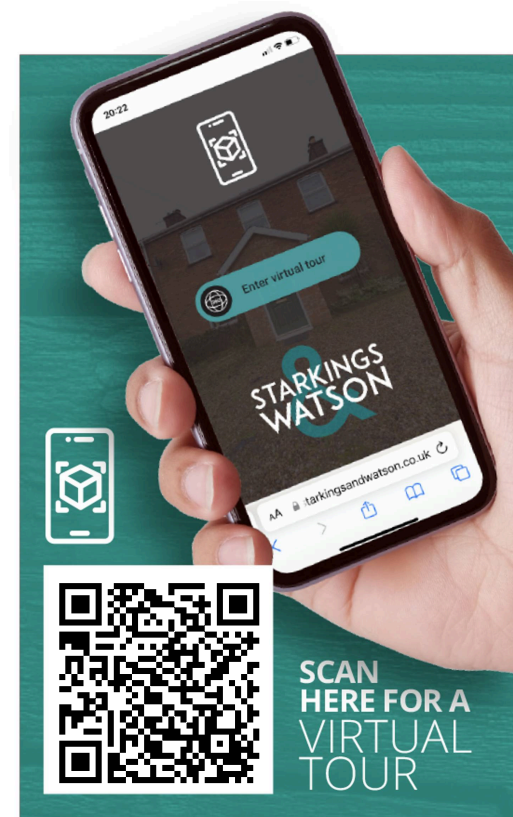
What3Words : ///suspends.puppy.grasp

## VIRTUAL TOUR

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

## AGENTS NOTE

The property backs onto a BT telephony site with a communications mast visible at the rear boundary.









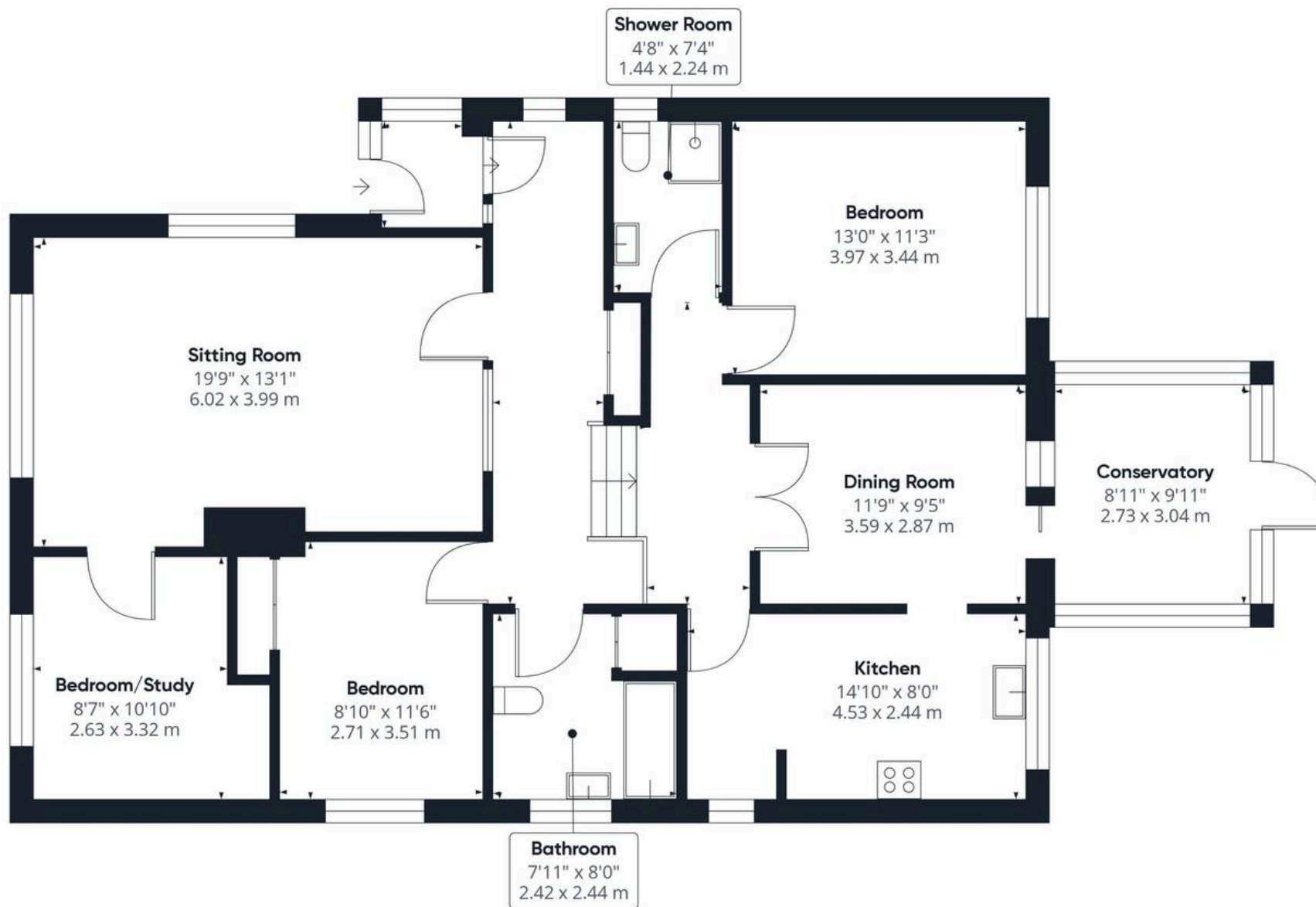


## THE GREAT OUTDOORS

The rear garden has been well maintained and carefully landscaped to include a large patio seating area which leads directly from the conservatory. Steps raise to a lawned expanse with the range of mature planting and shrubbery throughout, and further steps to a shingled seating area towards the far boundary where a timber shed can be found. The garden is enclosed with timber panel fencing and mature hedging, with the gated access leading to the front garden.







**Approximate total area<sup>(1)</sup>**

1244.85 ft<sup>2</sup>  
115.65 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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