



Hillside,
Chedgrave, Norfolk



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ESTATE AGENTS

We are pleased to offer this lovely semi-detached family home built in 2008, with three double bedrooms, master ensuite, sitting/dining room, well maintained rear garden and two allocated parking spaces. This property is located in a prime position in the village of Chedgrave and is just a short walk from Loddon town.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Rear Garden
- Two Allocated Parking Spaces



Property

On entering the property one finds themselves in the hallway with downstairs cloakroom on the left comprising of hand wash basin, heated towel rail and WC. The kitchen is located off the hall to the right fitted with ample wall and base units in wood effect. There is a stainless steel one and a half bowl sink with mixer tap, electric cooker with gas hob and extractor over, integrated washing machine, space and plumbing for a dishwasher and space for a free standing fridge/freezer. The sitting/dining room is a very good size with ample space for separate living and dining areas. There is a large cupboard for storage, a good size window allowing light to flood the room and French patio doors leading out to the rear garden. On the first floor there is a galleried landing with doors leading off to all rooms. The good sized master bedroom is to the front aspect with built-in storage and an ensuite comprising of a corner shower cubicle, WC and hand wash basin. The two double bedrooms are to the rear of the property with windows overlooking the rear garden. The well sized family bathroom comprises a bath with shower over, WC and hand wash basin set within a vanity unit.







Outside

The property is one of five who share a private off road parking area, for which the property has two allocated parking spaces. A pathway borders the property leading from the front door to the parking area and down the side of the house passed the garden to a small gate which opens out onto Langley Road. From the pathway there is also a small gate leading into the property's rear garden. The rear garden boasts a good size patio area providing space for entertaining family and friends. There is a small lawned area and some gravel areas to the side, ideal for storage or potted shrubs and plants, and you will find a shed situated in the corner.

Location

The house is situated on a quiet road in the very popular village of Chedgrave with local shops, pub, a church and a bus stop, with a frequent service to Norwich, a short walk away and it is 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, 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.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HZ

What3Words: ///joggers.surprised.recovery

Tenure

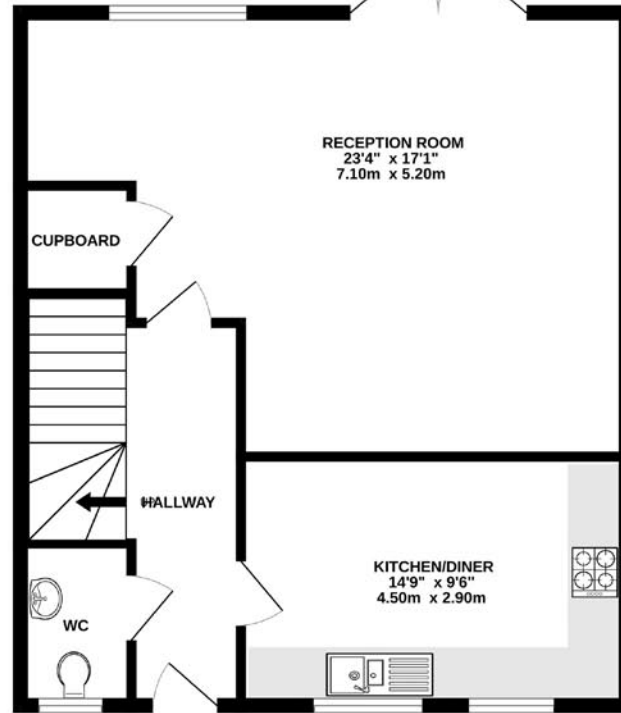
Vacant possession of the freehold will be given upon completion.

Agents' Note

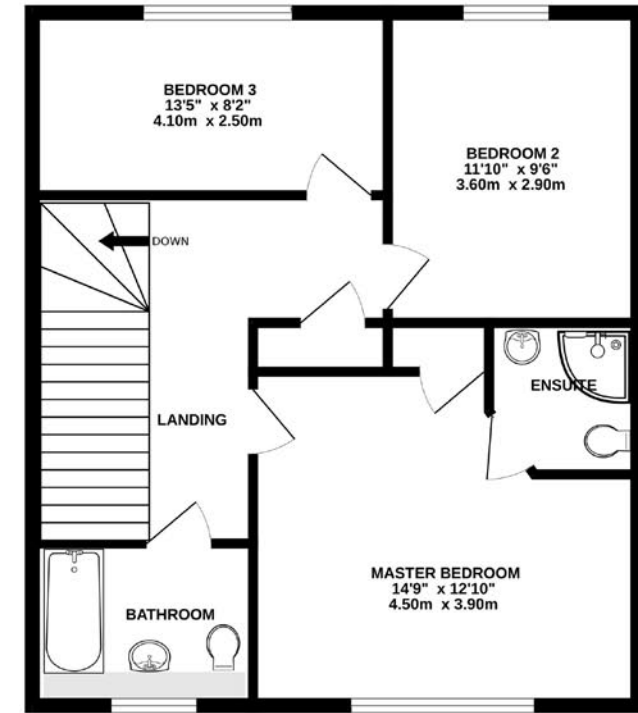
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £350,000

GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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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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