

MM



*Grebe Drive,*  
Chedgrave, Norfolk

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

We are delighted to present this well maintained, detached three bedroom house, offering spacious accommodation, a garden, garage and driveway parking. This property is ideally situated in the centre of the sought-after village of Chedgrave.

#### Accommodation comprises briefly:

- Entrance Hall
- 18' Sitting Room
- Cloakroom
- Kitchen/Dining Room
- Conservatory
- Master Bedroom With En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Driveway Parking



#### Property

On entering the property, you'll find yourself in a welcoming entrance hall, providing access to all ground floor rooms, an under stairs cupboard and stairs leading to the first floor. Double doors open into a spacious 18' sitting room, where a feature fireplace with an electric fire serves as the focal point. This inviting room also boasts a window to the front aspect and French doors leading into the conservatory which offers additional space and delightful views of the garden, with double doors providing access to the outdoor area. At the end of the hall you find the cloakroom with hand wash basin and WC. The dual aspect kitchen/dining room features wooden wall and base units, with contrasting granite-effect worktops, electric oven, gas hob with an extractor fan, and an integrated fridge/freezer. The kitchen also offers space for a dishwasher and washing machine, with a one-and-a-half bowl stainless steel sink positioned beneath a window overlooking the rear garden. A single door provides access to the garden from this room. On the first floor the master bedroom has double fitted wardrobes and an en-suite with shower, hand wash basin and WC. There are two additional double bedrooms; the larger of the two is located at the front of the property and includes a built-in wardrobe, while the smaller bedroom overlooks the rear garden. The family bathroom has a modern white three piece suite comprising of a bath, hand wash basin and WC. The airing cupboard can be found on the landing which completes the upstairs accommodation.



## Outside

To the rear of the property is the detached garage with light and power, along with driveway parking directly in front. The front of the property includes a small landscaped area with a variety of shrubs and attractive lavender plants. The rear garden is mainly laid to lawn with various plants and shrubs, and a raised bed perfect for growing vegetables or flowers. A patio area offers an ideal space for al fresco dining and entertaining. A greenhouse is conveniently located in one corner of the garden.

## Location

The house is well positioned in a quiet location in the centre of Chedgrave, which is a very popular village with a number of shops, a pub, a church and within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out 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 and hot water. All mains services connected.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6GH

What3Words: ///decorated.repaying.pinks

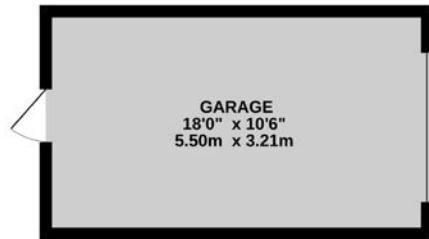
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

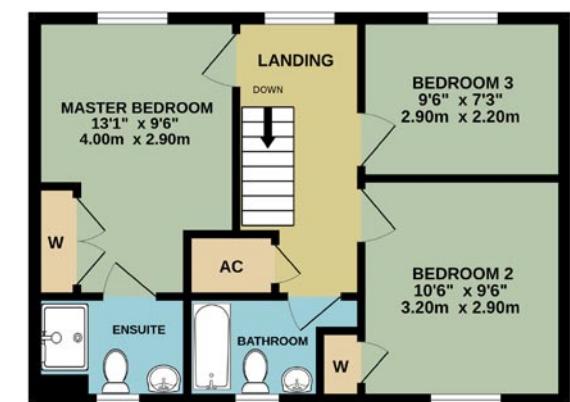
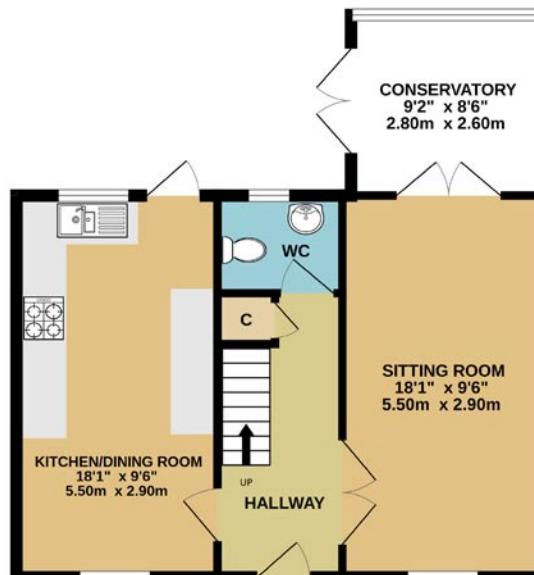
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £345,000



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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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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