



Beauchamp Road, Chedgrave - NR14 6HS

**STARKINGS
& WATSON**

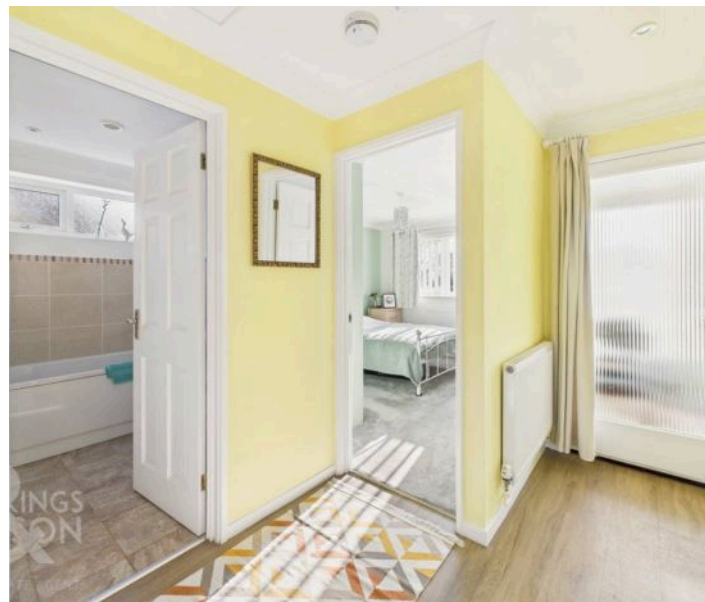
HYBRID ESTATE AGENTS



Beauchamp Road

Chedgrave, Norwich

NO CHAIN. This EXTENDED and FLEXIBLE DETACHED BUNGALOW presents an excellent opportunity for those seeking spacious SINGLE-LEVEL LIVING in a desirable setting. Providing over 1050 Sq. ft (stms) of well-planned accommodation, the property is arranged to suit a variety of lifestyles and family requirements. The welcoming entrance PORCH and HALL leads to an impressive 18' L-SHAPED SITTING ROOM, ideal for relaxing or entertaining guests. The heart of the home is the 16' KITCHEN/BREAKFAST ROOM, which is well-appointed and offers ample space for dining. There are UP TO THREE BEDROOMS, including a superb 15' PRINCIPAL BEDROOM extension with a en suite shower room, providing a private retreat, along with the FAMILY BATHROOM. The flexible layout allows for the third bedroom to be used as a study, dining room, or guest accommodation, depending on your needs. Additional features include double glazing, gas fired central heating, and generous storage throughout. The property is completed by a SUBSTANTIAL 29' GARAGE/WORKSHOP, offering excellent potential for hobbies, storage, or further development (stp).



The landscaped REAR GARDEN provides a tranquil and private setting for outdoor living. A large patio seating area is perfect for al fresco dining or summer gatherings, while the central lawn is bordered by mature shrubbery and hedging that ensures a high degree of privacy.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended & Flexible Detached Bungalow
- Over 1050 Sq. ft (stms) of Accommodation
- 18' L-Shaped Sitting Room
- 16' Kitchen/Breakfast Room
- Up to Three Bedrooms
- 15' Principal Bedroom Extension with En Suite
- 29' Garage/Workshop & Landscaped Gardens with Patio

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

Set back from the road and approached via a tarmac driveway and further shingle driveway leading to the garage, ample off road parking can be found with a lawned garden and various mature planting to front. A footpath takes you to the entrance door, where a gated access leads to the rear garden.

THE GRAND TOUR

Once inside, the porch entrance offers the ideal meet and greet space with a full height window to front, flooding the room with excellent natural light. Wood effect flooring flows underfoot and seamlessly into the adjacent hall where the loft access hatch with pull down ladder can be found. Doors lead off to the bedroom and bathroom accommodation, along with the kitchen and main sitting room. The sitting room enjoys a large picture window to front ensuring a light and bright feel, with a feature fireplace and fitted carpet throughout the L-shaped room. A door takes you to a versatile bedroom or further reception room, with fitted carpet underfoot and sliding patio doors opening up to the rear garden. A door takes you to a private en-suite shower room with a three piece suite including storage under the hand wash basin, walk-in shower cubicle with tiled walls and tiled flooring underfoot. The kitchen offers an extensive range of built-in storage units with space for a range style gas cooker, tiled splash-backs and extractor fan, with an integrated fridge and freezer, space provided for a washing machine and dishwasher, (dishwasher to stay) with a window and door facing to rear, tiled floor underfoot and ample space for central island or breakfast table. The two further bedrooms are accessed from the hall entrance, and are both finished with fitted carpet whilst including uPVC double glazing and a range of built-in wardrobes. Completing the property is the family bathroom with a three piece suite including a panelled bath with mixer shower tap, tile splash-backs and heated towel rail.

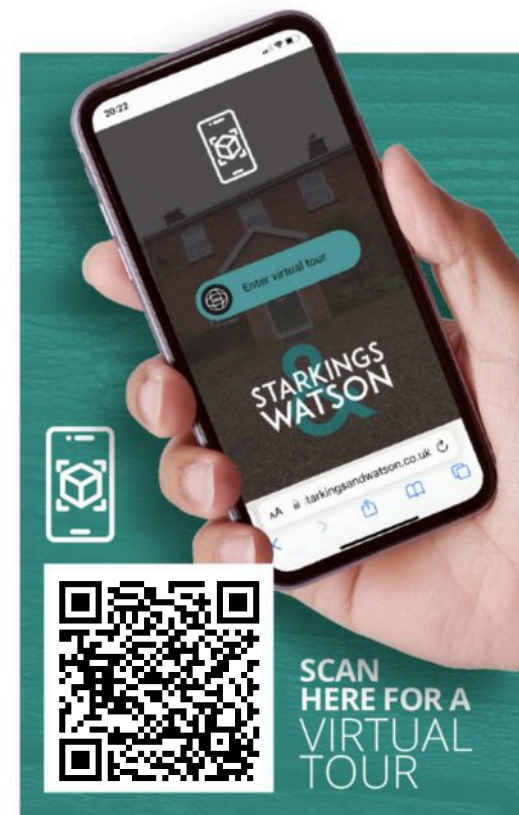
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What3Words : ///fond.enhanced.disarmed

VIRTUAL TOUR

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



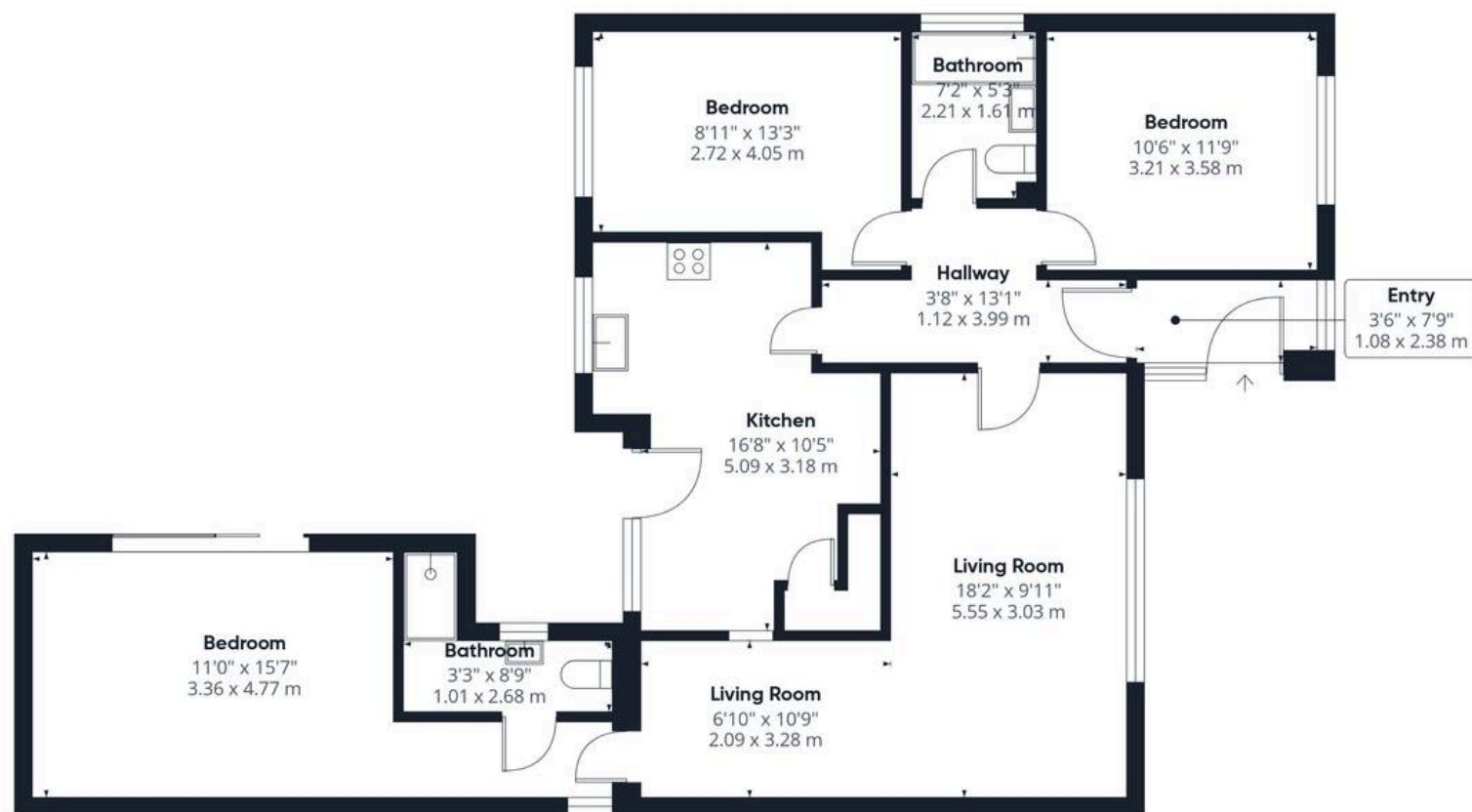




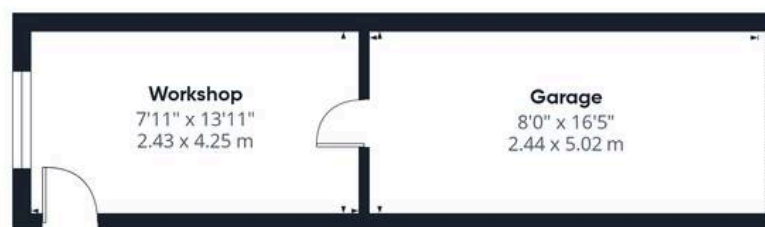
THE GREAT OUTDOORS

The rear garden has been landscaped to include a large patio seating area with central lawned garden and enclosed timber panel fencing. A range of mature shrubbery and hedging ensures the property enjoys a high degree of privacy with a useful greenhouse tucked to one side, and rear access door into the garage. The garage offers an extended layout with an up and over door to front, internal partitioning to a workshop area with a rear facing window, power and lighting.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1299 ft²

120.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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