



Proctor Road, Chedgrave - NR14 6HW



Proctor Road

Chedgrave, Norwich

NO CHAIN. This well-presented DETACHED BUNGALOW is ideally situated in a peaceful CUL-DE-SAC and benefits from an adjoining GARAGE and ample driveway PARKING. The property opens from the HALL ENTRANCE into a spacious 14' SITTING ROOM featuring a large picture window to the front, flooding the space with natural light and providing a WELCOMING ATMOSPHERE. The 15' KITCHEN is complemented by a 9' OPEN PLAN DINING AREA, ideal for both every-day living and entertaining guests. A CONSERVATORY to the rear offers PANORAMIC VIEWS of the GARDEN, creating a tranquil space to relax throughout the year. The accommodation further comprises TWO GENEROUS DOUBLE BEDROOMS, both thoughtfully positioned to maximise privacy, and complimented by a SHOWER ROOM. The overall layout is designed for comfortable, SINGLE-STOREY LIVING, making the home suitable for a variety of buyers, including those seeking to downsize. The PRIVATE REAR GARDEN is fully enclosed by timber panel fencing and mature hedging for both SECURITY and SECLUSION.

The garden is mainly laid to lawn, with well-stocked borders featuring a variety of shrubbery and planting that add colour and interest throughout the seasons.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Garage in a Cul-De-Sac Setting
- 14' Sitting Room with a Picture Window to Front
- 15' Kitchen with a 9' Open Plan Dining Room
- Conservatory with Garden Views
- Two Double Bedrooms & Shower Room
- Garage & Driveway Parking
- Private Lawned Gardens with Patio Seating

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

Occupying a popular cul-de-sac setting and approached via a large lawned front garden, a hard standing driveway offers off road parking for several vehicles with access leading to the adjoining garage.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and built-in storage, creating the ideal meet and greet space with loft access hatch storage above. Doors lead off to the bedroom and living accommodation, starting with the formal sitting room which sits to the right hand side of the hall entrance. Finished with fitted carpet and a front facing window offering excellent natural light, this spacious room offers a neutral decor. The kitchen is fully fitted and open plan to the adjacent dining room. The kitchen itself offers a range of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with tiled splash-backs and space for general white goods including a dishwasher, washing machine, tumble dryer and fridge freezer. tiled effect flooring flows underfoot with three windows facing to the rear for natural light. The adjacent dining room is finished with fitted carpet, and a further door taking you to the conservatory - with full height windows to rear and sliding patio doors offering a seamless flow into the garden. This extension to the living space is finished with fitted carpet and central heating.

The two double bedrooms lead off the hall entrance, both finished with fitted carpet and uPVC double glazing with space for bedroom furniture and wardrobes, whilst the shower room has been updated to include a white three piece suite with a walk-in shower cubicle including an electric shower with tiled splash-backs and uPVC double glazing.

FIND US

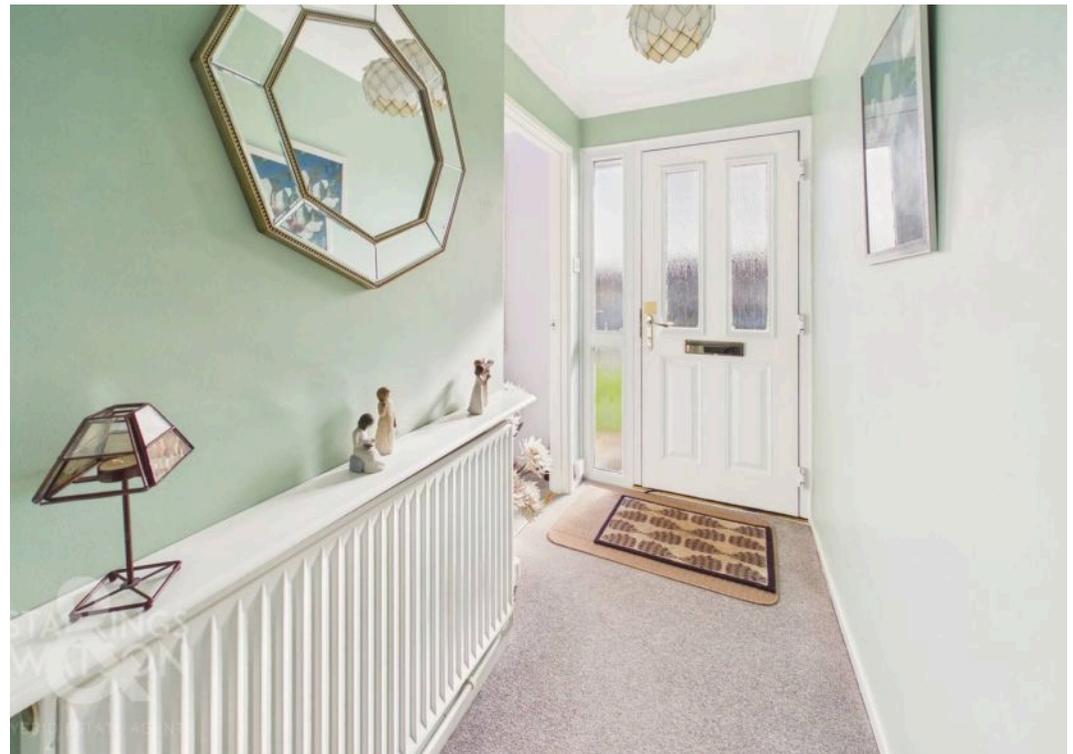
Postcode : NR14 6HW

What3Words : ///nervy.signature.crate

VIRTUAL TOUR

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



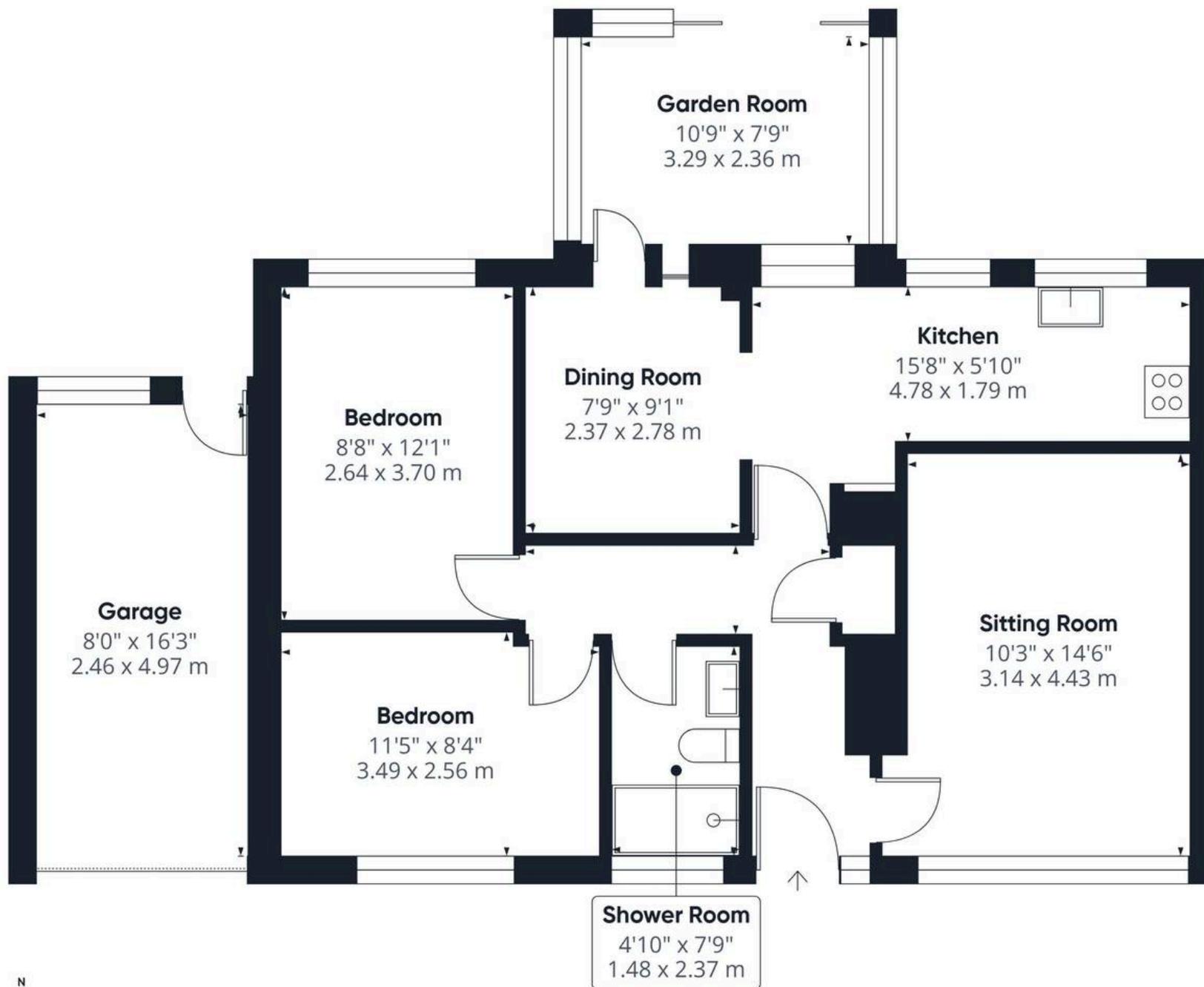




THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed within timber panel fencing and mature hedging, whilst being mainly laid to lawn and including a variety of shrubbery and planting to the borders. A timber shed and greenhouse offer storage, with a patio seating area sitting adjacent to the conservatory and access leading into the garage. The garage is accessed via an up an over door to front with rear access, power and lighting.





Approximate total area⁽¹⁾

850 ft²
79 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





Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.