



THE STORY OF  
29 Norwich Road  
*Chedgrave, Norfolk*

SOWERBYS





THE STORY OF

# 29 Norwich Road

Chedgrave, Norwich  
Norfolk, NR14 6ND

---

Fine Split Level Home

Dual Aspect Sitting Room

Dining Room

Well-Fitted Modern Kitchen Breakfast Room

Utility and Boot Room

Four Bedrooms

Two Shower Rooms, Cloakroom and En-Suite

Lower Level Bedroom

Well-Landscaped Grounds

Terrace with Wonderful Garden Views

Two Workshops

---

**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)







This innovative home is set over two floors and boasts wonderful elevated views to the rear.

The modern and well-fitted vaulted kitchen breakfast room is the hub of the home, boasting plenty of workspace and creates the perfect space for entertaining. The dining room leads just off the kitchen, and features patio doors out on to the south facing balcony, offering a very calm, yet sociable layout. The dining room also features a glass floor panel looking down into a lower-level cellar adding to the quirky character of this well-loved home. The lovely dual-aspect sitting room also has access onto the wonderful south-facing balcony with great views of the grounds.

Three out of four bedrooms are located on the ground floor, all of which are generously proportioned, including one with an en-suite shower room, as well as two further shower rooms. In addition, there is a utility room and a boot room, completing the ground floor. Heading down to the lower level, you will find a the fourth bedroom, featuring built-in shelving and direct access out onto the garden.

The property is accessed via elegant wrought iron gates, opening onto a spacious driveway with ample parking. At the rear, the beautifully landscaped, south-facing garden is a true highlight. As well as the raised terrace, a covered barbecue area offers another ideal spot for outdoor dining during the warmer months. The circular lawn is bordered by mature planting and specimen plants, creating a vibrant setting. Beyond a picket fence is an additional lawn with a treehouse, and just beyond that, a kitchen garden and greenhouse- perfect for families.

Beneath the rear of the property, there are two workshops, offering versatile space for hobbies or storage.





The vast views of the garden and long lasting light make it a wonderful place to be.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# Chedgrave

## RIVERSIDE RETREAT WITH RURAL ROOTS

Located along the tranquil River Chet, Chedgrave is a picturesque village in South Norfolk, just 9 miles southeast of Norwich and under 8 miles from Beccles town. With a population of approximately 1,000, it offers a harmonious blend of rural charm and modern convenience.

Despite its size, Chedgrave boasts a vibrant community spirit. Residents and visitors alike enjoy local events, including a popular summer fête and a Christmas market. The village is also home to several community groups and clubs, such as a cricket team, gardening club, and history society, fostering a strong sense of belonging.

Chedgrave benefits from its proximity to Loddon, a larger town offering a range of shops, eateries, and facilities, all within walking distance. The village is well-connected by the A146, providing easy access to Norwich and the broader Norfolk area.

The surrounding countryside and the River Chet offer ample opportunities for outdoor enthusiasts. Activities such as boating, fishing, bird watching, hiking, and picnicking are popular pastimes, making Chedgrave an ideal location for nature lovers.

Whether you're considering relocating or seeking a serene getaway, Chedgrave provides a welcoming community, rich history, and a peaceful lifestyle amidst Norfolk's natural beauty.



### Note from Sowerbys



“With so much outdoor space and Loddon on the doorstep, it really is the most ideal location.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas-fired central heating.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 7339-8425-4000-0208-6292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///backhand.impulses.potential

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

