

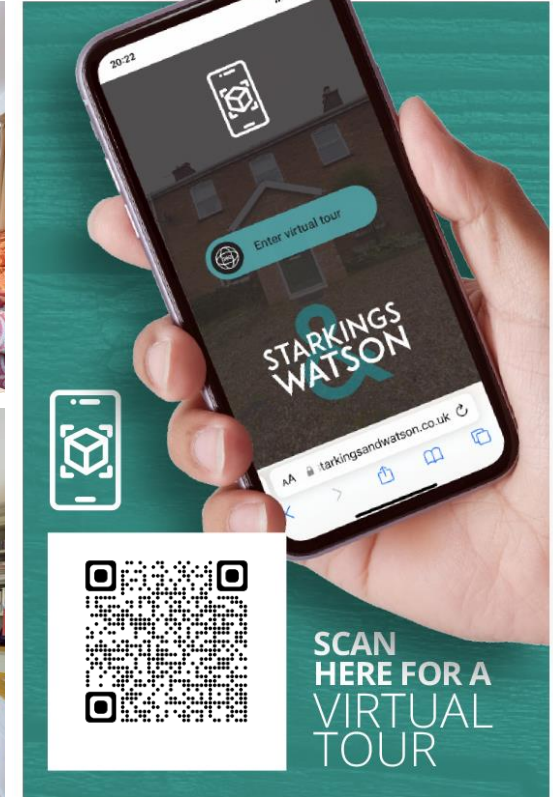
PITS LANE

# Chedgrave, Norwich NR14 6NQ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

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# STARKINGS & WATSON

- No Chain!
- Detached & Extended Chalet Style Home
- Far Reaching Countryside Views
- Sitting Room with Wood Burner
- Open Plan Kitchen/Living with Solid Wood Island
- Bi-Folding Doors to Private Rear Garden
- Four Bedrooms
- Garage & Tandem Driveway

#### IN SUMMARY

NO CHAIN. Occupying an OUTSTANDING POSITION with FAR REACHING COUNTRYSIDE VIEWS, this detached and EXTENDED chalet style home offers some 1480 Sq. ft (stms) of accommodation, and an OPEN PLAN LAYOUT. Tucked away on a private road of only three properties, a TANDEM DRIVEWAY can be found to the side, with a GARAGE and lean to conservatory for storage. Internally, a PORCH and HALL ENTRANCE offer the perfect meet and greet space, with a 21' DUAL ASPECT sitting room with a WOOD BURNER, W.C, and LARGE 23' OPEN PLAN KITCHEN/DINING ROOM with BI-FOLDING DOORS to the rear garden. Centred around a T-SHAPE SOLID WOOD ISLAND, there is ample space to sit at the breakfast bar, with room for a TABLE and SOFT FURNISHINGS, with a UTILITY ROOM adjacent. Upstairs, FOUR BEDROOMS lead off the landing, with a RANGE of BUILT-IN WARDROBES, EN SUITE to the main bedroom, and a further family bathroom. The REAR GARDENS are PRIVATE and NON-OVERLOOKED.

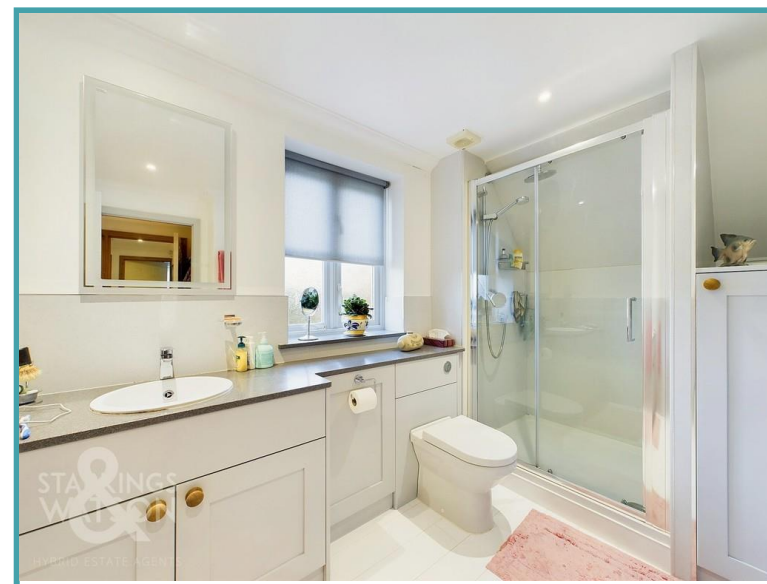
#### SETTING THE SCENE

Sitting on a private cul-de-sac of just three properties, a shingled approach leads to the private driveway, which is finished with brick weave, providing tandem parking. An area of lawn can be found opposite which houses the

private septic tank, with the lawn directly outside the property being an ideal space to enjoy the afternoon sun. Access leads to the side where the gated rear garden and garage can be found.

#### THE GRAND TOUR

Heading inside, the porch entrance is tiled for ease of use, with a door to the welcoming hall entrance complete with wood flooring. The ideal meet and greet space, stairs rise to the first floor, with double doors flowing seamlessly into the open plan kitchen/living space. The sitting room sits to the front, with a dual aspect view via three windows, centred on a feature full height brick built fireplace, with an inset cast iron wood burner and solid wood beam above. A range of bespoke built-in wardrobes and a storage unit tuck into one corner, with wood flooring running under foot. A useful W.C leads off the hall entrance, with fully tiled walls, a two piece suite and storage under the sink. The centrepiece is the open plan kitchen/family room, located to the rear of the property, and flooded with natural light. The glazed roof lantern sits above the sitting and dining area, with wood flooring and under floor heating. Recessed LED spotlights run across the front of the rear bi-folding doors - ideal for summer entertaining with a full open vista to the garden. The kitchen area offers a bespoke range of units and a dresser style unit to one side, whilst being finished with a tiled floor, T-shape work surfaces with solid wood and a large breakfast bar. Cooking appliances include a recessed hob and eye level electric double oven, whilst LED lights run around the plinth, and space is provided for a fridge freezer. A door leads to the utility room, with further storage, and space for a washing machine and dishwasher. Upstairs, the landing offers a built-in storage cupboard and a loft access hatch above. Doors lead off to the four bedrooms, with the two rear bedrooms complete with garden views and built-in wardrobes. The smaller bedroom has been used as a study, whilst the family bathroom sits next door, complete with a three piece modern white and tiled splash backs. A velux



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window offers natural light, with a heated towel rail to one side. The main bedroom is a double in size, with far reaching views and a built-in double wardrobe. The luxury en suite offers a three piece suite, complete with a double rainfall shower, bespoke range of storage and heated towel rail.

#### THE GREAT OUTDOORS

Looking back at the property you can appreciate the quality and finish of the rear extension. A full width range of bi-folding doors opens up to a patio area and central lawn. The borders are well stocked and mature which ensures privacy and seclusion, with a timber shed and useful conservatory style storage which attaches to the garage. Exterior lighting is installed, and a gated access leads to the driveway. The adjacent garage offers an up and over door to front, power and lighting.

#### OUT& ABOUT

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.

#### FIND US

Postcode : NR14 6NQ

What3Words : ///daily.over.reshapeing

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property utilises a septic tank.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 1480.4 ft<sup>2</sup>  
 137.53 m<sup>2</sup>

Reduced headroom  
 13.18 ft<sup>2</sup>  
 1.22 m<sup>2</sup>

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