

THE COMMON

Chedgrave, Norwich NR14 6BE

Freehold | Energy Efficiency Rating : C

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- Rare Position on Chedgrave Common
- Stunning River Views
- Approx. 0.20 Acre Plot (stms)
- Approx. 1590 Sq. ft (stms) of Accommodation
- 21' Sitting Room with Wood Burner
- Kitchen & Separate Dining Room
- Three Double Bedrooms
- Private Gardens & Ample Parking

IN SUMMARY

With RIVER and FIELD VIEWS, this semi-detached FAMILY HOME occupies a STUNNING ONE of a KIND POSITION - surrounded by CHEDGRAVE COMMON. With its own 0.20 ACRE PLOT (stms), PANORAMIC VIEWS can be enjoyed, whilst the setting is accessed by a 1/2 mile unmade track ensuring PRIVACY and SECLUSION. Still located close to VILLAGE AMENITIES, the property extends to 1590 Sq. ft (stms) of accommodation, arranged over two floors. Heading inside, the property has been well maintained, with NEW WINDOWS and DOORS in recent years, with the accommodation including a hall entrance, creating an ideal STUDY AREA with a large storage cupboard, doors to the W.C, 17' KITCHEN, 21' SITTING ROOM with a PICTURE WINDOW enhancing the view, coupled with a FEATURE WOOD BURNER, and adjacent DINING ROOM with BI-FOLDING DOORS to the garden. Upstairs, THREE LARGE DOUBLE BEDROOMS lead off the galleried landing, along with a family bathroom.

SETTING THE SCENE

Accessed via an unadopted road heading through the Chedgrave countryside, the property overlooks Chedgrave Common and the River. Looking at the

property, a large shingle driveway can be found, with mature hedging to the side boundaries. Access leads to the rear of the property and main entrance. Chedgrave Common sits opposite, with gated access leading to the various local walks.

THE GRAND TOUR

Heading inside, the front door takes you to a welcoming entrance hall which is also an ideal study space. Oak wood flooring runs under foot, with a large built-in storage cupboard to one side and the stairs around the corner with further storage underneath. Straight ahead a useful W.C with tiled splash backs can be found, with the living space all predominantly open plan. The kitchen/breakfast room is open plan with a window to rear overlooking the garden, and an array of built-in storage cupboards. Cooking appliances are integrated, with a dishwasher also built-in. Tiled flooring runs under foot, with a large breakfast bar for dining space. The main sitting room is a large open plan room with a cast iron wood burner situated in one corner. A large picture window enhances the view, with a range of built-in storage. The dining room leads off, with oak wood flooring and bi-folding doors onto the rear patio. Upstairs, the galleried landing is well lit with a window to front. Doors lead off, starting with the family bathroom - complete with a four piece suite, including a separate shower cubicle, with tiled splash backs and flooring. The main bedroom sits to the rear, with two windows overlooking the garden, and two useful built-in cupboards, creating en suite potential. The other two bedrooms are both double in size, with dual aspect views.



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THE GREAT OUTDOORS

The rear garden enjoys a private and secluded setting, with high level hedging to both side boundaries. Laid to lawn with various planting, two useful timber sheds offer storage, with a raised decking area which requires some remedial works leading to a further shed/workshop. From the bi-folding doors in the dining room, a patio sweeps across the rear, with the oil tank screened to one side, and the bore hole pump to the other.

OUT & ABOUT

Situated on the border of Loddon & Chedgrave, the property is situated within a short 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 6BE

What3Words : ///digests.trousers.goes

VIRTUAL TOUR

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

AGENTS NOTES

The property sits on an unadopted 1/2 mile track, with a permissive right of access to the property. A shared septic tank sits on a neighbouring properties land, with a charge in the region of £70 PA for its upkeep and emptying. The property utilises its own private bore hole for water, with the current vendor having the pump serviced yearly, and water regularly checked. A water softener is also installed.

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

(1) Excluding balconies and terraces

Approximate total area^m

1609.44 ft²

149.52 m²

