



Hillside, Chedgrave - NR14 6HZ



Hillside

Chedgrave, Norwich

Occupying a 0.20 ACRE PLOT (stms), this substantial DETACHED BUNGALOW has been EXTENDED and REMODELLED to offer over 1942 Sq. ft (stms) of accommodation, including AMPLE PARKING and an integral GARAGE. The accommodation is HIGHLY FLEXIBLE and could incorporate an ANNEXE LIVING ARRANGEMENT if required. Heading inside, the PORCH and HALL are finished with easy to maintain tiled flooring, with the 18' SITTING ROOM leading off. The HUB of the HOME is the 18' KITCHEN which includes EXTENSIVE STORAGE, and an OPEN PLAN DINING ROOM. The CONSERVATORY offers full DOUBLE GLAZING and FRENCH DOORS, whilst a FEATURE WOOD BURNER ensure the room can be used all year round. A DOUBLE BEDROM leads off its own private hall, complete with an EN SUITE SHOWER ROOM. From the man hall, FOUR FURTHER BEDROOMS lead off, including one which is used as a STUDY, along with the main bedroom which includes an EN SUITE LUXURY BATHROOM. A separate MODERNISED SHOWER ROOM serves the rest of the property.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial 1940+ Sq. ft Detached Bungalow (stms)
- Approx. 0.20 Ace Plot (stms)
- Walking Distance to Excellent Amenities
- Highly Flexible Layout with Annexe Options
- Two Reception Rooms
- Kitchen/Breakfast Room
- Up to Five Bedrooms
- Wrap Around Gardens, Garage & Parking

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

Approached via a large block paved driveway, off road parking is provided for several vehicles with an access leading to the integral garage. Mature hedging screens the garden with gated access to both sides of the property leading to the side and rear.

THE GRAND TOUR

Stepping inside, an easy to maintain porch entrance with tiled flooring can be found, with full height windows to side offering a light and bright interior - ideal for coats and shoes. The porch way leads to the main hall entrance, also finished with tiled flooring, with doors leading to the bedrooms and principal living accommodation. Immediately to your right is the main sitting room, offering a neutrally decorated light and bright reception space with a window to front and door taking you to the adjacent kitchen. The kitchen creates the hub of the home with an open plan feel including extensive built-in storage cupboards with space for a gas fired range style cooker and American style fridge freezer, with tiled splash-backs running around the work surfaces and space for general white goods including a dishwasher. Tiled flooring runs into the adjacent dining room with recessed spot lighting above and further patio doors taking to the conservatory which extends the living space all year round with uPVC windows to side and rear, and French doors leading out. Tile flooring can be found underfoot with a feature cast iron wood burner to allow this multipurpose room to be used in the winter months. Leading off the dining room an inner hallway with storage takes you to a private bedroom with a window facing the front and a range of built-in bedroom furniture. The adjacent shower room creates an en suite, having been refitted with a white three piece suite including a walk-in double shower with storage under the hand wash basin, heated towel rail and tiled splash backs.

From the kitchen, a rear facing utility area can be found with space and plumbing for a washing machine and tumble dryer, with a back door which leads to the rear garden and a further door taking you back into the hall entrance. At the front of the hall two double bedrooms can be found, one with a window to front and one with a velux window above - both of which are doubles in size. A shower room sits close by with a re-fitted white three piece suite including storage under the hand wash basin and a walk in shower cubicle with tiled walls and flooring along with the heated towel rail. The main bedroom can be found around the hallway, with fitted carpet underfoot, dressing area with a built-in wardrobe and access to a private en suite bathroom which has been refitted to include a separate bath and shower cubicle, with a twin head thermostatically controlled rainfall shower along with storage under the hand wash basin, tiled walls and heated towel rail. A useful study room or fifth bedroom can be found at the far end of the hallway with fitted carpet underfoot and twin uPVC double glazed windows.

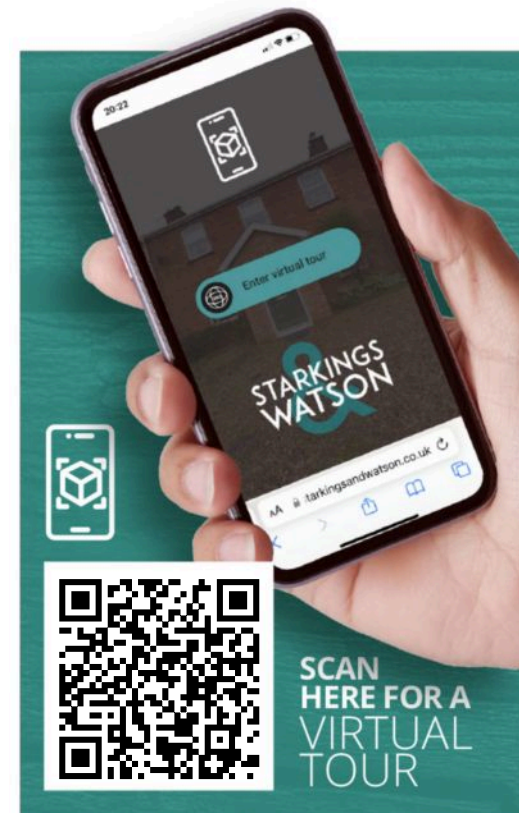
FIND US

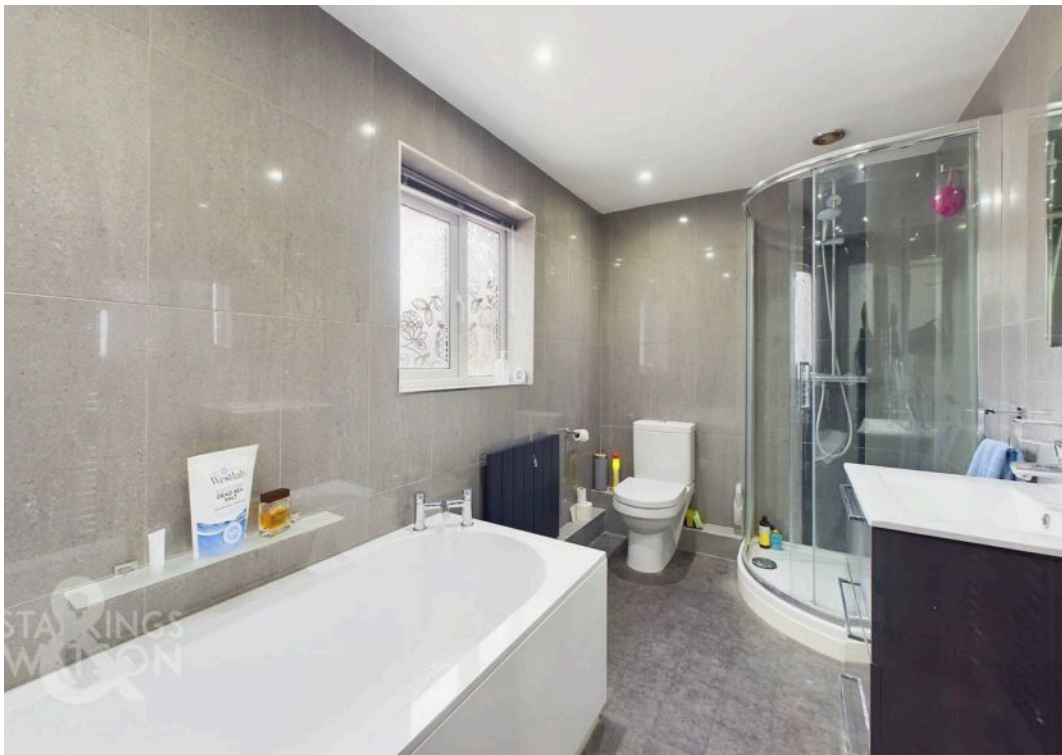
Postcode : NR14 6HZ

What3Words : ///outlast.perch.testing

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The main lawned expanse of garden sits to the side of the property, enjoying the south sun. Enclosed with mature hedging and timber panelled fencing, various trees and planting can be found, with a raised timber decked seating area. To the rear of the property a shingled walked way opens up with a timber built shed, with a courtyard garden and studio/summer house with covered seating beyond. The garage is integral with an electric roller door to front, power and lighting.

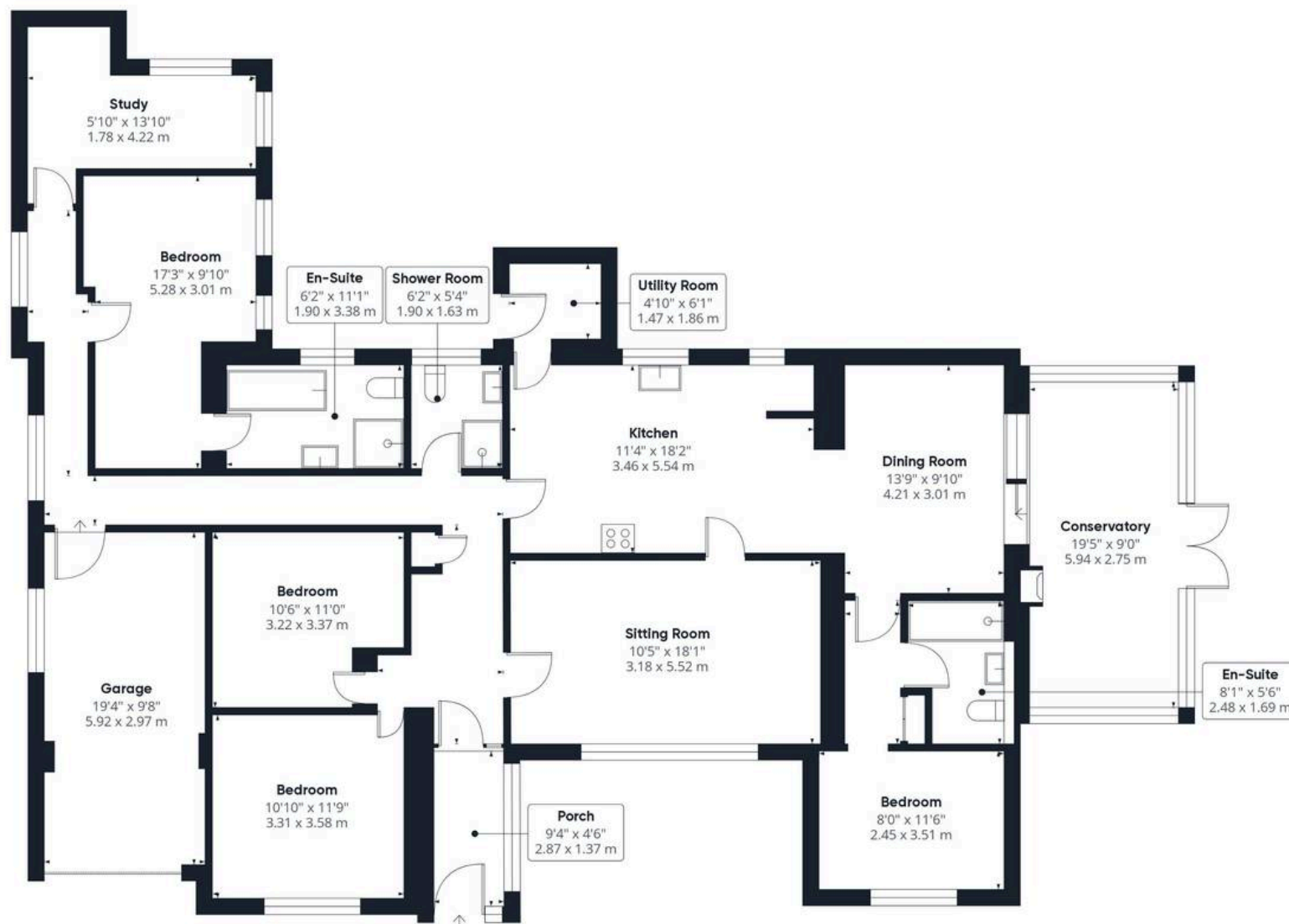
Garage

Single Garage

Driveway

5 Parking Spaces





Approximate total area⁽¹⁾

1942.15 ft²

180.43 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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 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.