



Proctor Road, Chedgrave - NR14 6HW





## Proctor Road

Chedgrave, Norwich

EXTENDED and MODERNISED, this 1020 sq. ft (stms) mid-terrace home offers up to FOUR DOUBLE BEDROOMS, with SOUTH FACING GARDENS and parking to front. Within WALKING DISTANCE of LOCAL AMENITIES, this CONVENIENT and COMFORTABLE HOME offers a FLEXIBLE INTERIOR to suit a modern family. The HALL and PORCH ENTRANCE offer IDEAL STORAGE SPACE, with doors to the GROUND FLOOR DOUBLE BEDROOM and EN SUITE shower room. The 13' KITCHEN/BREAKFAST ROOM sits adjacent to the 19' SITTING/DINING ROOM, whilst the lean-to currently houses a UTILITY and GYM SPACE, with further potential. Upstairs, THREE FURTHER DOUBLE BEDROOMS lead off the landing, along with a FAMILY BATHROOM which has been fitted with a SHAPED SHOWER BATH and tiled walls.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Extended Mid-Terrace Home
- South Facing Gardens
- Approx. 1020 Sq. ft (stms)
- 19' Sitting/Dining Room
- 13' Kitchen/Breakfast Room
- Up to Four Bedrooms
- Family Bathroom & En Suite Shower Room
- Lawned Gardens with Large Timber Shed

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

Set back from the road and approached via a brick-weave driveway, parking can be found in front with a footpath leading to the main entrance - creating a courtyard style area which is ideal for further storage or to enjoy morning coffee.





## THE GRAND TOUR

The sliding patio doors take you to a porch entrance with wood flooring underfoot, with ample space for coats and shoes, and a further door taking you to the main entrance hall, once again completed with wood flooring underfoot. Stairs rise to the first floor landing with storage space below along with a built-in cupboard, with doors taking you to the main living space and ground floor bedroom. The ground floor double bedroom offers a variety of uses with wood effect flooring underfoot and a window to front, and a private ensuite shower room which is complete with a modern feel including contemporary aqua board splash backs and an electric shower. Whether used as a living space or bedroom, this modern conversion allows for up to four bedrooms if required. The kitchen sits off the main hall entrance with a range of wall and base level units to both sides along with space for an electric cooker and general white goods, with a wall mounted gas fired central heating boiler and uPVC double glazed window to front. Tiled splash backs run around the work surface, whilst a useful built in cupboard can be found to the far corner. The main living space runs across the full width of the property with ample room for soft furnishings and a dining table, with wood effect flooring underfoot and French doors taking you to the lean to beyond - offering huge potential and currently used as a combination of utility and gym space. The lean to includes sliding patio doors to the rear decking and garden beyond.

Heading upstairs, the landing is complete with wood effect flooring with doors taking you to the three bedrooms, all of which can house double beds if required. The largest of the bedrooms includes a range of built-in storage whilst all three are serviced by the main family bathroom which offers a white three piece suite including a shaped panelled bath with electric shower, tiled walls and flooring, and heated towel rail.

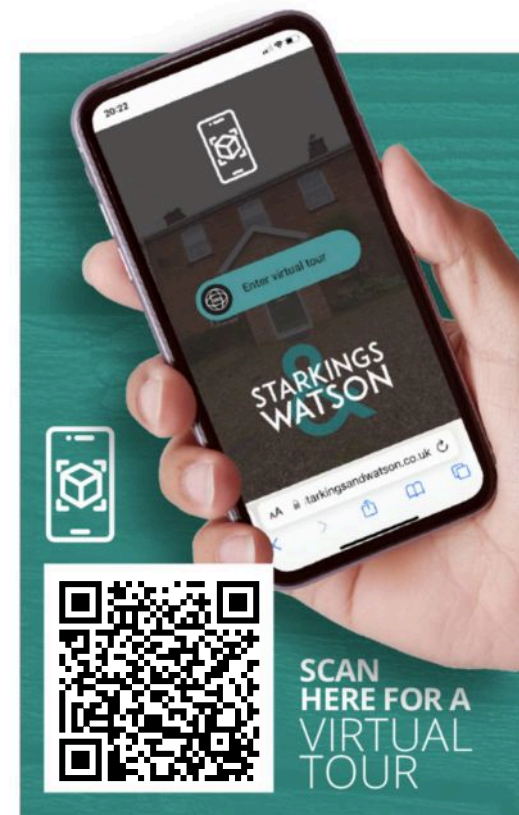
## FIND US

Postcode : NR14 6HW

What3Words : ///sober.soils.ordeals

## VIRTUAL TOUR

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





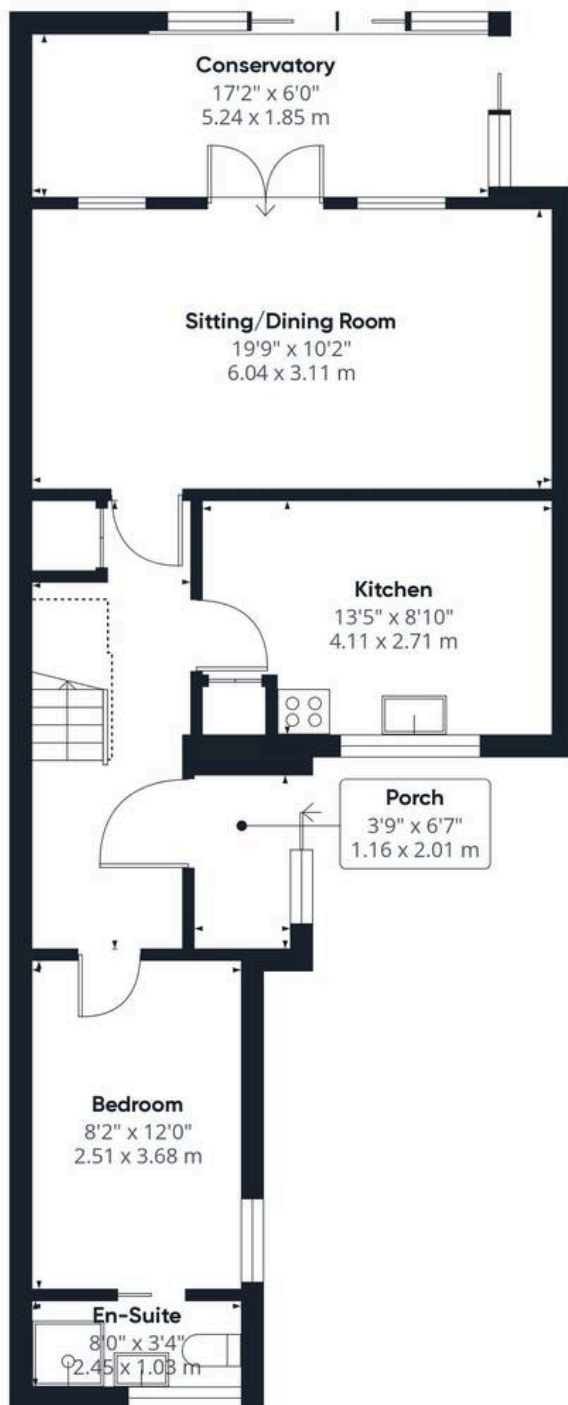




## THE GREAT OUTDOORS

The south facing garden enjoys an open rear aspect, with a large timber decked seating area, mixture of planting and shrubbery, along with a raised bed. The useful timber built shed offers storage, creating a great addition for bikes and outdoor seating, with gated access to the rear if needed.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1020.1 ft<sup>2</sup>

94.77 m<sup>2</sup>

**Reduced headroom**

16.1 ft<sup>2</sup>

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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





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