



Hurst Road, Chedgrave - NR14 6HJ





## Hurst Road

Chedgrave, Norwich

NO CHAIN. This SPACIOUS semi-detached family home is TUCKED AWAY in the corner of a CUL-DE-SAC, extending to some 1180 Sq. ft (stms), with LARGE GARDENS, residents parking and a GARAGE. Located within WALKING DISTANCE to local AMENITIES, the property is NEUTRALLY DECORATED, and finished with uPVC DOUBLE GLAZING and oil fired CENTRAL HEATING. The accommodation offers a SPACIOUS HALL ENTRANCE, family BATHROOM, 21' SITTING ROOM with garden views, and OPEN PLAN KITCHEN/BREAKFAST ROOM to the ground floor. The first floor is EQUALLY IMPRESSIVE with THREE BEDROOMS and a further FAMILY BATHROOM. To the outside, the GARDENS are laid to lawn, and lead to the BRICK SHED, UTILITY ROOM and garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Semi-Detached Home with Garage
- Approx. 1180 Sq. ft (stms)
- 21' Sitting Room
- 17' L-Shaped Kitchen/Dining Room
- Three Bedrooms
- Two Bathrooms
- Exterior Utility Room & Storage

Situated in the heart of 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

Enjoying a cul-de-sac setting with a lawned front garden, a hard standing footpath leads to the main entrance, with a gated access leading to the rear garden and various outbuildings.





## THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and stairs rise into the first floor landing the built-in storage cupboard below housing the oil fired central heating boiler. To your right hand side, a ground floor bathroom can be found with a white three piece suite including tiled splash-backs and a mixer shower tap over the bath. The main sitting room offers two windows to rear with fitted carpet underfoot and a smooth ceiling above. Completing the ground floor is the L-shaped kitchen/dining room with a modern range of wall and base level units, with space for an electric cooker, dual aspect windows to front and rear, ample room for a dining table and a door taking you to the outside.

Heading upstairs, the carpeted landing includes a window to front and loft access hatch above, with doors leading to the three bedrooms of which two are double bedrooms in size and all are finished with fitted carpet and uPVC double glazing. Completing the property is the first floor family bathroom, with a further white three piece suite including tiled splash-backs and wood effect flooring

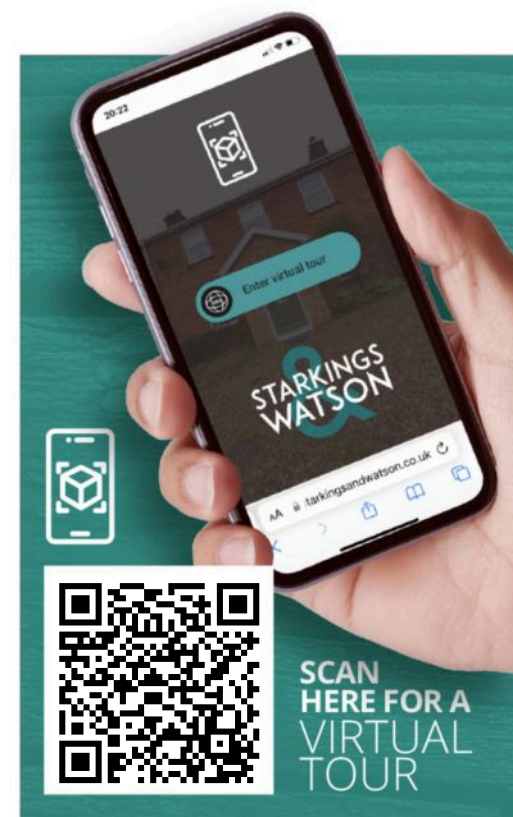
## FIND US

Postcode : NR14 6HJ

What3Words : ///thud.importers.display

## VIRTUAL TOUR

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









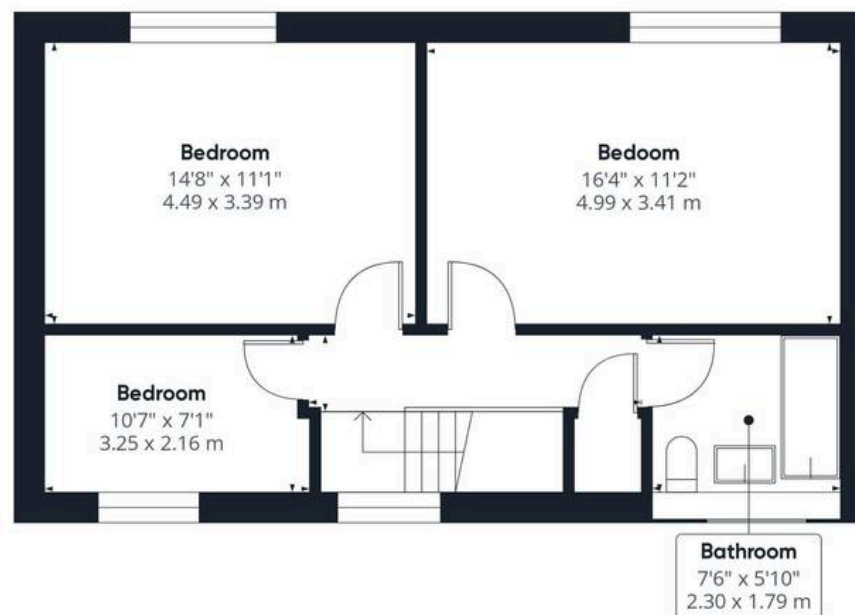
## THE GREAT OUTDOORS

Enclosed with timber panel fencing whilst offering a range of mature trees and shrubbery, a footpath takes you to the rear gated access and garage. The garage offers an up and over door to front, with access to the residence parking area. Two brick built outbuildings can be found, with one currently used as a utility room with a range of storage and sink unit, and the other providing general storage.





Ground Floor



Floor 1

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

1180.37 ft<sup>2</sup>

109.66 m<sup>2</sup>

(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](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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