



Proctor Close, Chedgrave - NR14 6HR



Proctor Close

Chedgrave, Norwich

NO CHAIN. Nestled in a sought-after location, this delightful DETACHED BUNGALOW presents an EXCITING OPPORTUNITY for those looking to make their mark. With POTENTIAL to UPDATE and MODERNISE, the property boasts a substantial CORNER PLOT. Upon entering, you are greeted by a DUAL ASPECT SITTING ROOM, providing an ABUNDANCE of NATURAL LIGHT throughout. The fitted KITCHEN with an adjacent CONSERVAOTRY offers a charming space for DINING and ENTERTAINING. The accommodation further comprises THREE BEDROOMS, serviced by a convenient shower WET ROOM. Completing the picture is a GARAGE and TANDEM DRIVEWAY, ensuring ample parking space for multiple vehicles. THE GREAT OUTDOORS beckons with this property, where the outside space truly shines. With areas to both the side and rear, the potential for further landscaping is boundless.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Detached Bungalow with Substantial Corner Plot
- Potential to Update & Modernise
- Dual Aspect Sitting Room
- Kitchen with Adjacent Conservatory
- Three Bedrooms
- Shower Wet Room
- Garage & Tandem Driveway

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

At the far end of the cul-de-sac, a tarmac driveway offers tandem parking with an area of grass to one side and potential for planting to the other. Creating a private and secluded entrance, access leads to the garage and main property.



THE GRAND TOUR

Once inside, the hall entrance offers fitted carpet underfoot with a useful built-in storage cupboard and doors leading to the reception space and bedroom accommodation. The main sitting room offers a front facing uPVC window and feature fireplace, with sliding patio doors to the rear garden. The kitchen sits adjacent with potential to open plan the two rooms, with an L shape arrangement of storage cupboards and space for an electric cooker and general white goods including a washing machine. Tiled effect flooring runs underfoot with a door taking you to the adjacent conservatory, with triple aspect glazing and sliding patio doors to the side garden. Back into the hall entrance, three bedrooms lead off, all finished with fitted carpet and uPVC double glazing, whilst being served by the wet room which sits adjacent complete with fully tiled walls and non slip vinyl flooring.

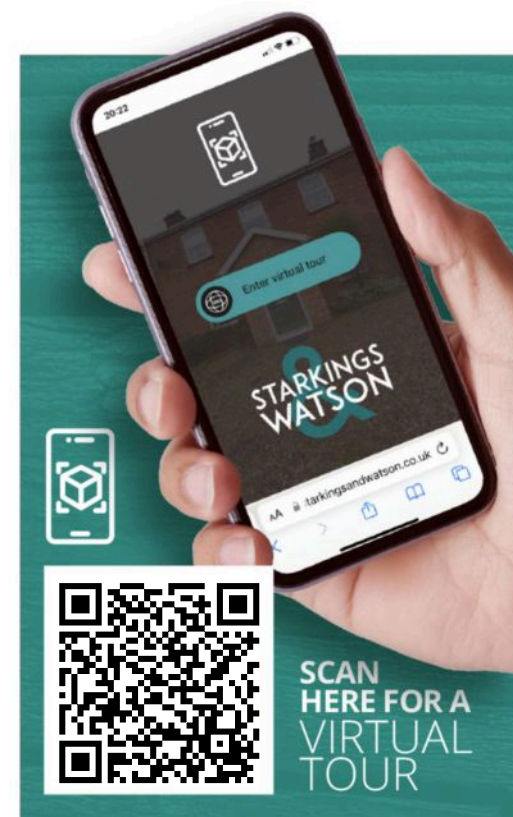
FIND US

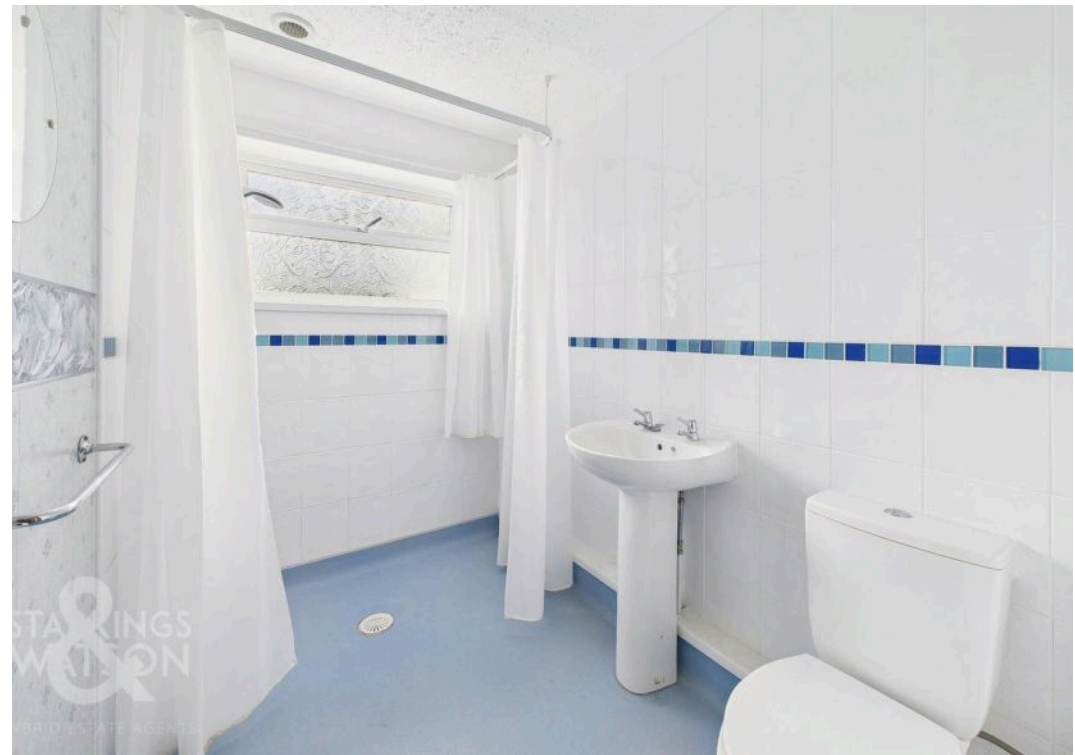
Postcode : NR14 6HR

What3Words : ///debut.comments.speedy

VIRTUAL TOUR

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



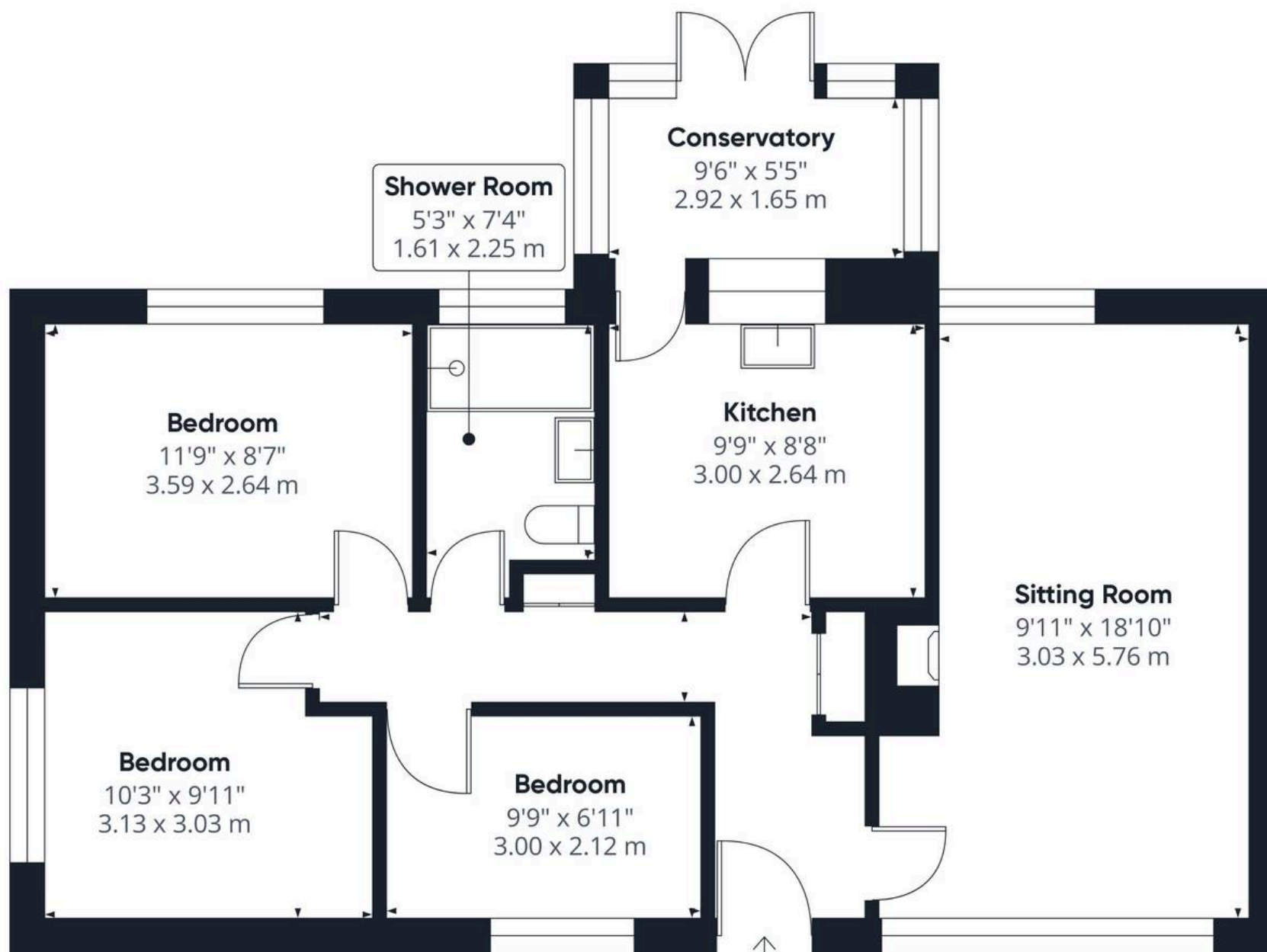




THE GREAT OUTDOORS

A particular feature of the property with areas to both the side and rear, huge potential is offered for further landscaping. An extensive range of mature planting and shrubbery can be found to all sides, with a range of timber panel fencing and hedging enclosing the boundaries. A patio area leads from the conservatory, with a useful access door leading to the garage, with an electric roller door to front, power and lighting.





Ground Floor Building 1

Approximate total area⁽¹⁾

727.74 ft²

67.61 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



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