



Proctor Close, Chedgrave - NR14 6HR



Proctor Close

Chedgrave, Norwich

VENDOR FOUND. This IMMACULATE detached bungalow occupies a SOUGHT AFTER cul-de-sac location, with SOUTH FACING GARDENS. Over 800 Sq. ft (stms) of accommodation completes the property, with a DUAL ASPECT LIVING SPACE and ample parking to front. The HALL ENTRANCE offers storage, with doors to the 18' sitting/dining room, 11' KITCHEN, THREE BEDROOMS and FAMILY BATHROOM. Complete with uPVC double glazing and gas fired central heating - the property is ready to move in. The outside space is a particular feature, including the SOUTH FACING GARDEN with enclosed boundaries, PATIO and LAWNED AREAS. The adjoining garage offers a HOME OFFICE/UTILITY SPACE or of course storage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Cul-De-Sac Setting
- Detached Bungalow
- Private South Facing Garden
- Dual Aspect Sitting/Dining Room
- Modern Re-Fitted Kitchen
- Three Bedrooms
- Family Bathroom with Shower
- Driveway & Single Garage/Office Conversion

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 with a lawned frontage, well kept borders around the bungalow create a green outlook, with ample parking to front and access to the adjoining garage.



THE GRAND TOUR

Wood effect flooring runs through the hall entrance for ease of maintenance, with a useful built-in storage cupboard and loft access hatch above. As you head inside, the sitting/dining room sits to your left, with a feature fire place and dual aspect windows to front and rear. Wood effect flooring continues under foot, with ample space for soft furnishings and a dining table. The modern fitted kitchen incorporates an L-shape arrangement of kitchen units, including an inset sink and drainer unit and integrated appliances including a fridge/freezer and dishwasher, alongside built-in cooking appliances which include an electric ceramic hob and electric oven. Three bedrooms lead off the hall, all with wood effect flooring, the second bedroom with built-in storage and the main bedroom with wardrobes and views over the garden . Completing the property is the family bathroom, with a white three piece suite, storage under the sink and a shower over the bath.

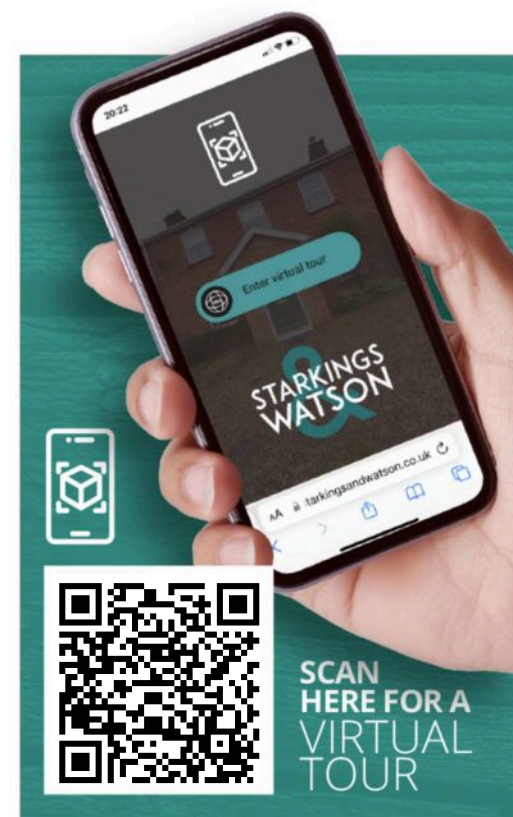
FIND US

Postcode : NR14 6HR

What3Words : ///fuses.wires.shears

VIRTUAL TOUR

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



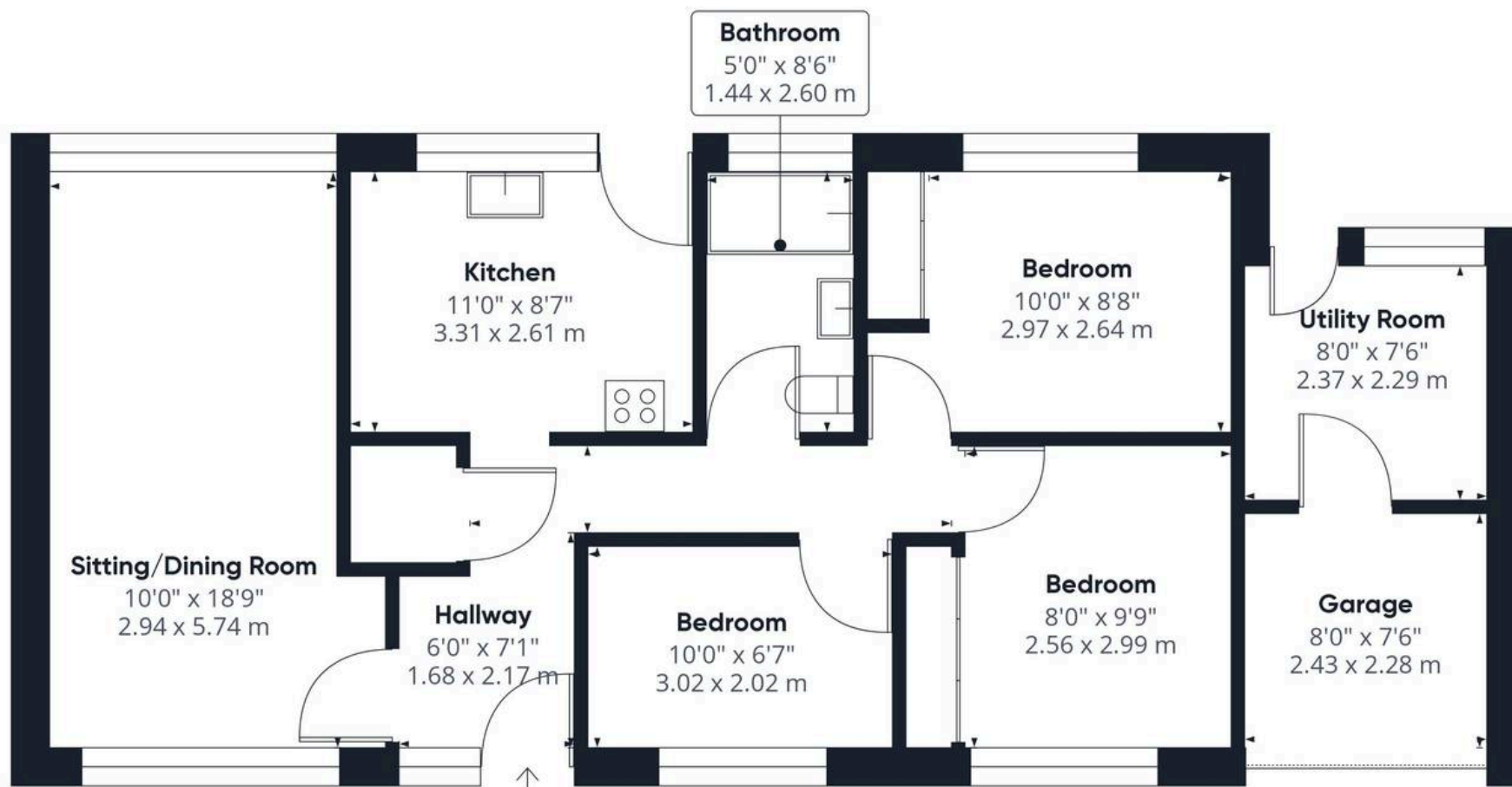




THE GREAT OUTDOORS

The south facing garden is a great size, incorporating mainly lawned space, along with a brick weave sitting area and well stocked flower and shrub borders. An outside water supply is installed, with timber fenced and hedge borders, gated access to front and access into the garage. With a door to front, the garage is partitioned to create a utility and storage area, which has also been used as a home office.





Approximate total area⁽¹⁾

805.68 ft²

74.85 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.

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.