



Langley Road, Chedgrave - NR14 6HD





## Langley Road

Chedgrave, Norwich

NO CHAIN. This SEMI-DETACHED PERIOD TOWNHOUSE occupies a PROMINENT POSITION with a RENOVATED and MODERNISED INTERIOR. Enjoying a FANTASTIC PLOT with PRIVATE and SECLUDED GARDENS, a large GATED DRIVEWAY offers PARKING and access to the LARGE STORAGE BUILDING/GARAGE. Some 846 Sq. ft (stms) of accommodation can be found within, with a SYMPATHETIC INTERNAL UPGRADE to enhance the 19' SITTING ROOM and adjacent 12' KITCHEN which leads out to the GARDEN. Upstairs, TWO BEDROOMS can be found on the first floor, with a LARGE 12' FAMILY BATHROOM. The top floor offers the THIRD BEDROOM and loft storage room/study space.



Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Period Townhouse
- Renovated & Modernised Interior
- 19' Sitting/Dining Room
- 12' Kitchen/Breakfast Room
- Three Bedrooms
- Garage & Gated Driveway
- Enclosed Lawned Garden

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

Fronting Langley Road, access leads into the main living space or via double timber gates into the off road parking area where access can be gained to the rear of the property and the garage storage building.





## THE GRAND TOUR

Once inside, the open plan sitting/dining room offers a spacious area for soft furnishings and a dining table, with a front facing sash window and further window to rear offering garden views. Fitted carpet runs underfoot with a range of built-in storage cupboards and shelving, along with a useful cupboard under the stairs which rise to the first floor landing. The kitchen leads off with an L-shaped arrangement of wall and base level units including an inset electric ceramic hob and built-in electric double oven with space for general white goods, tiled splash-backs and matching up-stands, with tiled effect flooring underfoot. A window and door leads to the rear garden.

Heading upstairs, the carpeted landing leads to two bedrooms, starting with the main bedroom at the front with built-in storage cupboards and a sash window to front. The second bedroom sits adjacent with garden views and a further built-in storage cupboard - all supported by the main family bathroom which sits beyond. The three piece suite includes a mixer shower tap, tiled splash-backs, built-in double airing cupboard and tiled effect flooring underfoot.

Heading to the top floor, a further double bedroom can be found with a front facing window and built-in storage cupboard with a useful loft storage room adjacent which could provide storage or study space with a roof light facing to the rear.

## FIND US

Postcode : NR14 6HD

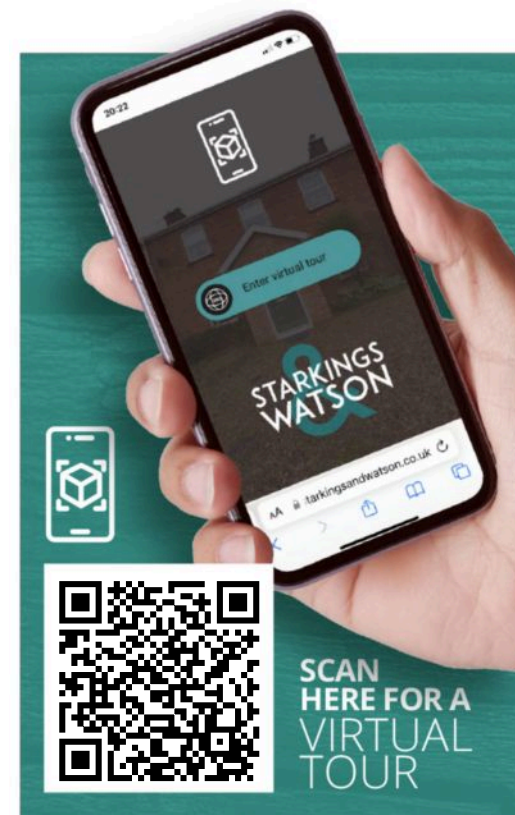
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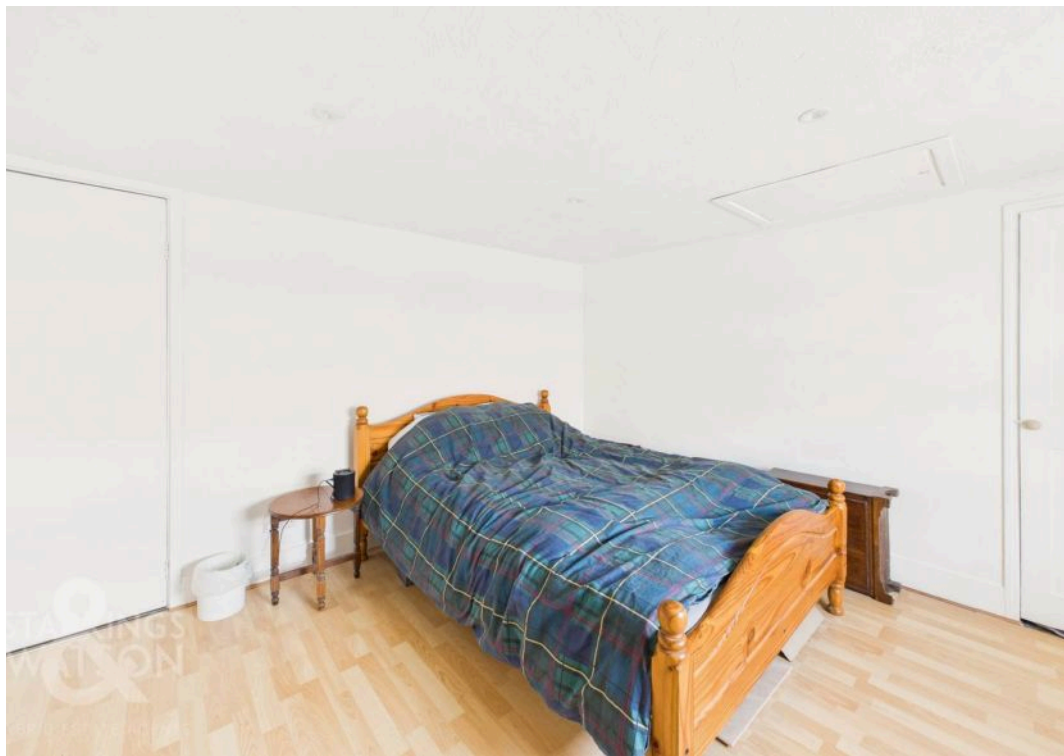
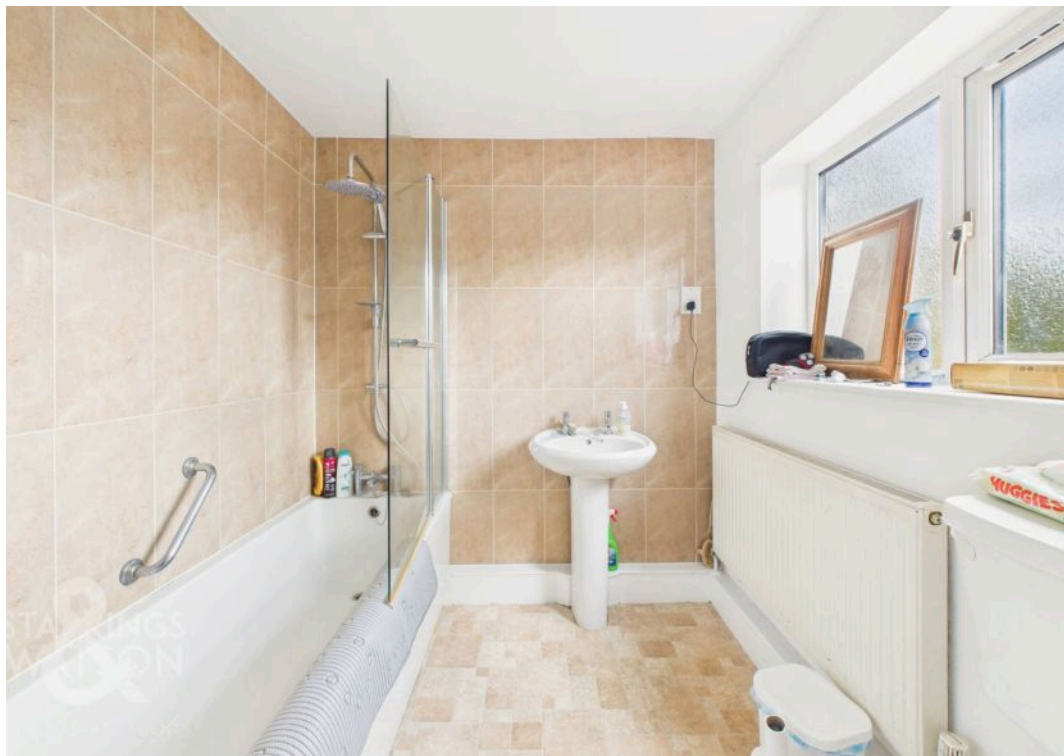
## VIRTUAL TOUR

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

## AGENTS NOTES

The property adjoins a small commercial building and opposite a commercial site which is being re-developed. The property has right of access over the neighbours driveway to gain access to the gated driveway.









## THE GREAT OUTDOORS

The rear garden starts with a brick weave driveway and seating area, with double timber gates leading to the front. Access leads to the large detached storage building with a lawned garden opening up to the side and rear, with timber panel fencing to some of the boundary. Various planting can be found with huge potential to further landscape the space making use of the generous proportions and private aspect. The storage building offers double doors to front with power and lighting within, and does require some remedial works.



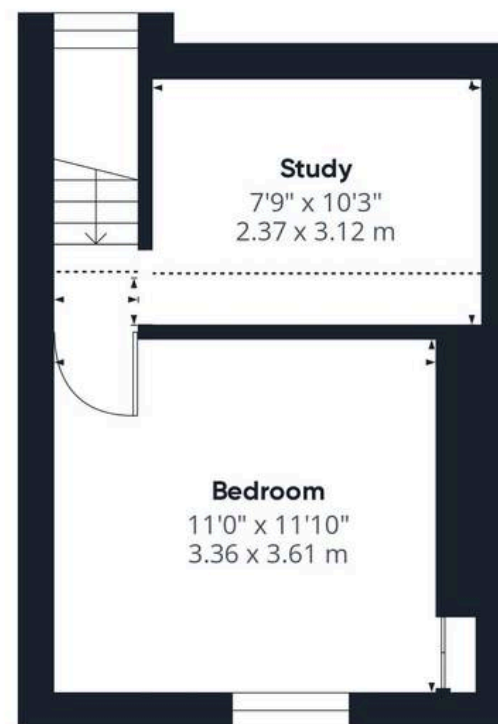




Ground Floor



Floor 1



Floor 2

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

868.76 ft<sup>2</sup>

80.71 m<sup>2</sup>

**Reduced headroom**

58.27 ft<sup>2</sup>

5.41 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 are based on RICS IPMS 3C standard.

GIRAFFE360





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