



Langley Road, Chedgrave - NR14 6HF



Langley Road

Chedgrave, Norwich

This ELEVATED mid terraced home enjoys a 110ft (stms) WEST FACING GARDEN with a DRIVEWAY and DETACHED GARAGE. This SPACIOUS property offers over 980 SQ. FT (stms) of accommodation, situated in the centre of CHEDGRAVE and within a SHORT WALK to LODDON HIGH STREET. The heart of the home boasts an 18' DUAL ASPECT SITTING ROOM perfect for relaxing evenings, while the 17' L-shaped KITCHEN provides ample space for culinary creations. A side lobby offers STORAGE and a useful W.C. THREE SPACIOUS BEDROOMS offer personal retreats from a LARGE HALL which is the ideal STUDY SPACE, with a separate W.C and SHOWER ROOM ensuring convenience for all. Step outside into the sprawling 110ft rear garden (stms), enjoying a PEACEFUL SUN TRAP - with a LARGE PATIO and EXTENSIVE LAWNS. A driveway and detached GARAGE complete the property, offering both practicality and serenity in one package.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Elevated Semi-Detached Home
- Over 980 Sq. ft (stms) of Accommodation
- 18' Dual Aspect Sitting Room
- 17' L-Shaped Kitchen
- Three Bedrooms
- Separate W.C & Shower Room
- 110ft Rear Garden (stms)
- Driveway & Detached Garage

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

Occupying an elevated position set back from Langley Road, a timber picket fence and gate leads to the main entrance door and pathway, with lawned gardens either side of the path, along with mature hedging. To the rear of the property, driveway parking and a detached garage can be found, which opens up to the rear garden for day to day use.



THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet underfoot, with stairs rising to the first floor landing, with a useful built-in storage cupboard below, and doors leading to the kitchen and living space. The main sitting room enjoys dual aspect views to the front and rear through uPVC double glazed windows, with a gas fire creating a focal point to the room, and ample space for soft furnishings and a dining table. The kitchen itself offers an L-shaped room with extensive built-in storage whilst enjoying garden views. Integrated cooking appliances include an inset gas hob and a built-in eye level electric double oven, with tiled splash-backs and an extractor fan above with space for general white goods including a fridge and washing machine. A side door leads to a lobby area offering the ideal space for coats and shoes. A door takes you to the rear garden and a further door taking you to a ground floor WC - with a white two piece suite and tiled splash-backs.

Heading upstairs, the carpeted landing offers a sizeable space ideal as a home office or study area with fantastic views over the rear garden. Doors lead off to the bedroom and bathroom accommodation, starting with the main bedroom which sits at the front of the property with elevated views over Langley Road, carpet underfoot and large walk-in storage cupboard. The second bedroom also faces the front with a built-in double storage cupboard and over-stairs storage, with a smaller bedroom enjoying garden views and a further built-in cupboard. A separate WC sits adjacent to a large walk-in storage cupboard with a shower room offering a two piece suite with tiled splash-backs, double shower cubicle including a thermostatically controlled shower.

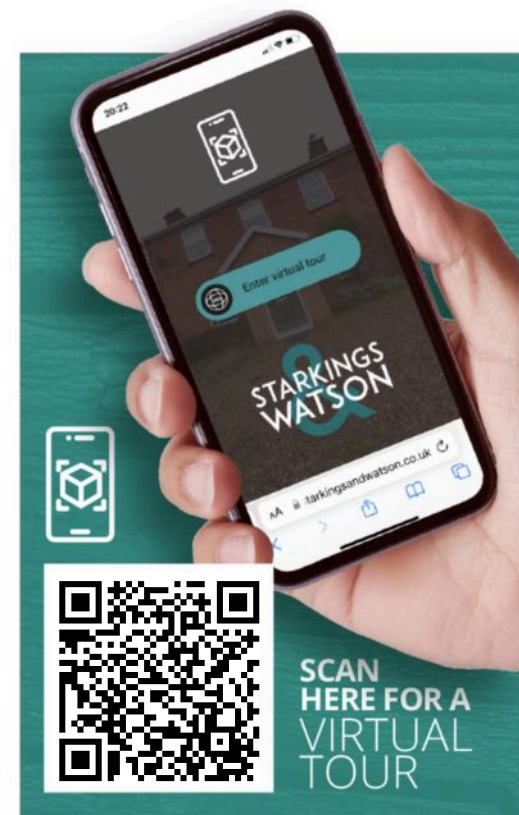
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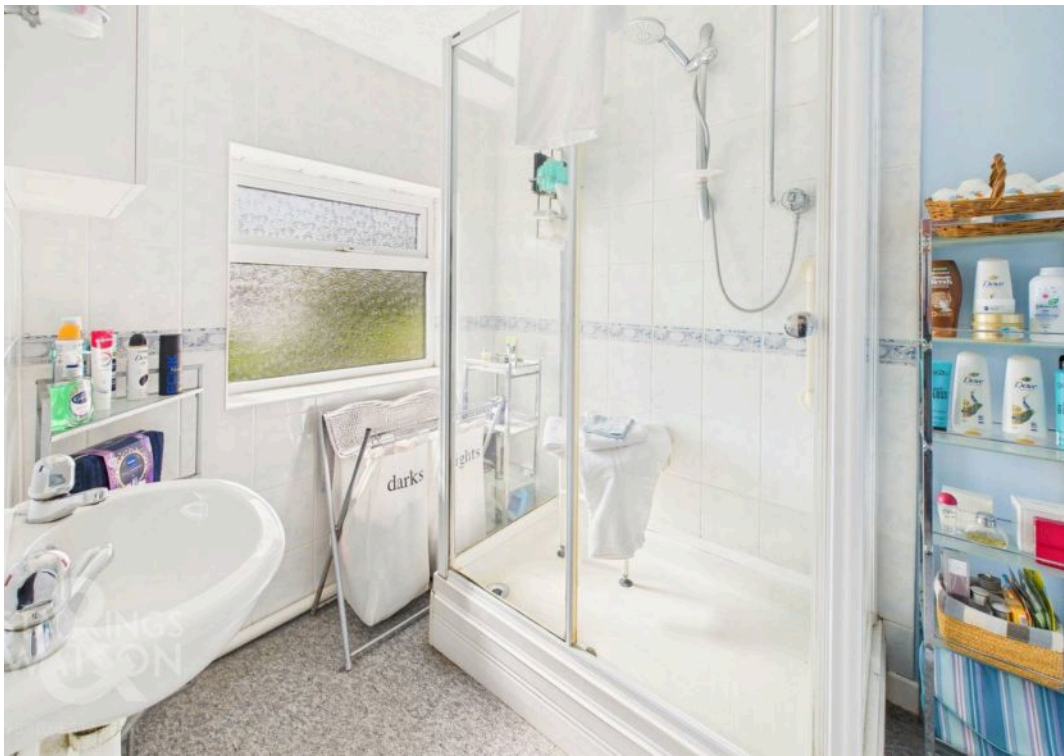
Postcode : NR14 6HF

What3Words : ///splint.tricycle.handfuls

VIRTUAL TOUR

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



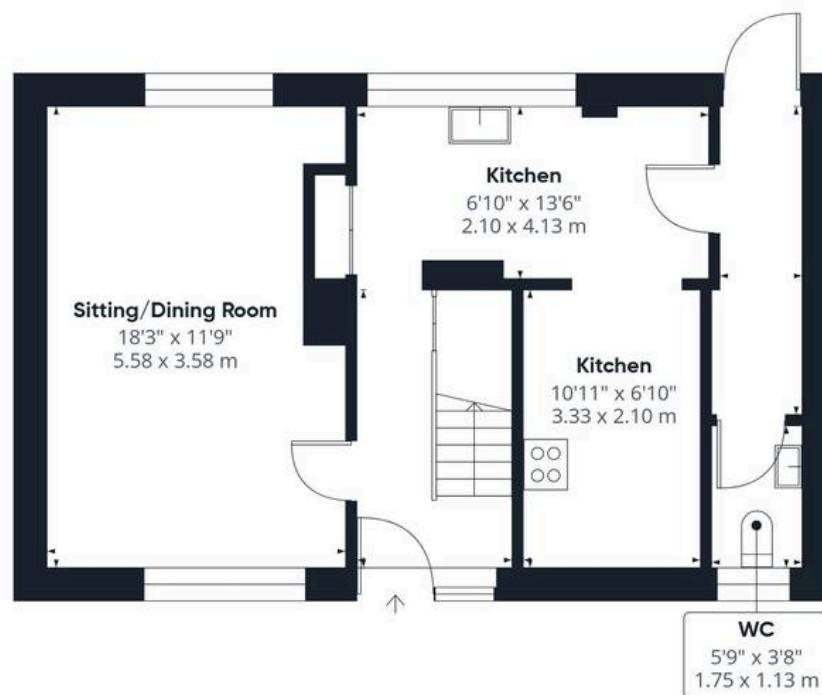




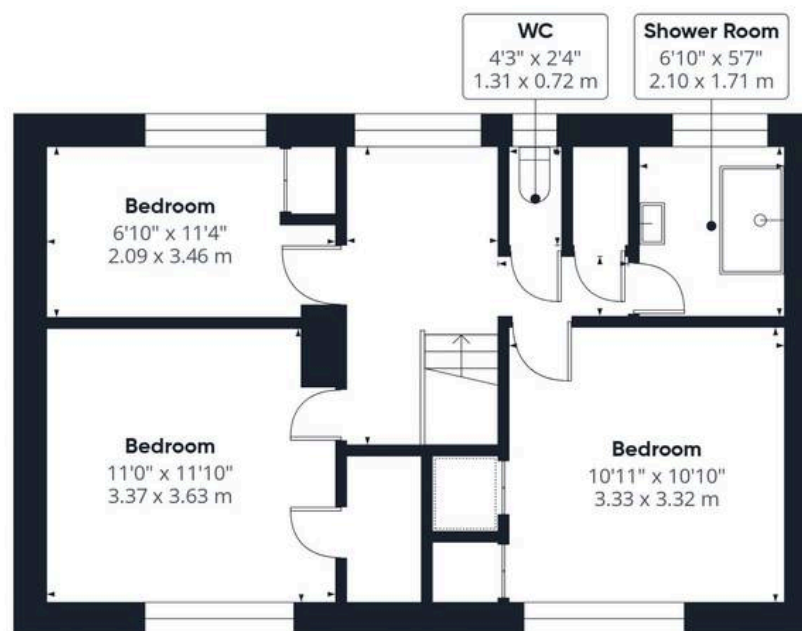
THE GREAT OUTDOORS

The rear garden opens out onto a patio seating area which runs the full width of the property, providing ample space for outside dining. With a retaining wall, steps lead to a large raised lawned garden, enclosed with timber panel fencing and with various trees and shrubbery at the far end. The pathway leads up through the garden to the detached garage and storage shed. A further area of concrete hard standing can be found, with access to the shed offering useful storage, and the garage also including an outside water supply. Beyond the garage off road parking can be found for up to two vehicles, with the garage offering an up and over door to front, storage above, door to side, window to rear, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

983 ft²

91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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