



Grebe Drive, Chedgrave - NR14 6GH





## Grebe Drive

Chedgrave, Norwich

NO CHAIN! Presenting a charming THREE BEDROOM DETACHED HOUSE that embodies the essence of a true family home. Boasting a sought-after no chain status, this residence situated in a QUIET TUCKED AWAY CUL-DE-SAC offers a serene escape from the hustle and bustle of every-day life with almost 1000 SQFT (stms) of internal accommodation all presented in good order having been owned from new by the same owner. The accommodation comprises an 18' sitting room that seamlessly flows into an extended conservatory beyond, creating a bright and welcoming space for relaxation. The heart of the home lies in the well-appointed 18' KITCHEN/DINING ROOM, perfect for family meals and entertaining. Upstairs, THREE AMPLE BEDROOMS provide comfortable living quarters, two of which have built in wardrobes, further complemented by two bathrooms for added convenience. Outside, the property is embraced by PRIVATE SIDE and REAR GARDENS kept in good order offering more space than you might expect to find. In addition, OFF ROAD PARKING and a SINGLE GARAGE complete this family abode within a sought after location close to LODDON.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home
- Quiet Tucked Away Cul-De-Sac
- 18' Sitting Room & Extended Conservatory
- Kitchen/Dining Room
- Three Ample Bedrooms & Two Bathrooms
- Private Gardens To Rear & Side
- Off Road Parking & Garage

Situated in the village of Chedgrave on the borders of Loddon, 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

Approached via the cul-de-sac there is a small frontage with hedging and planting with a pathway from the roadside to the main entrance door. Heading around to the rear of the house there is off road parking in front of the single garage.

## THE GRAND TOUR

entering via the main entrance door to the front there is a welcoming entrance hallway with stairs ahead to the first floor and the w/c as well as understairs storage. To the right is the main sitting room measuring 18' with a feature fireplace and internal double doors into the extended conservatory. Doors from the conservatory lead into the garden beyond. In the other direction off the hallway is the kitchen/dining room which also measures 18'. The kitchen offers a range of wall and base level units with rolled edge worktops over. There is an integrated double electric oven with gas hob over as well as extraction. The fridge/freezer is also built in with space for further white goods. There is a door leading out to the rear garden as well as plenty of space for dining table.

Heading up to the first floor landing there is loft hatch access as well as built in storage. Off the landing there is access to three bedrooms and the family bathroom. The bathroom to the front offers a bath with shower over, w/c and hand wash basin. To the rear of the house is a single bedroom with a further double to the front with fitted storage. The master bedroom can also be found to the front with fitted wardrobes and an en-suite shower room.

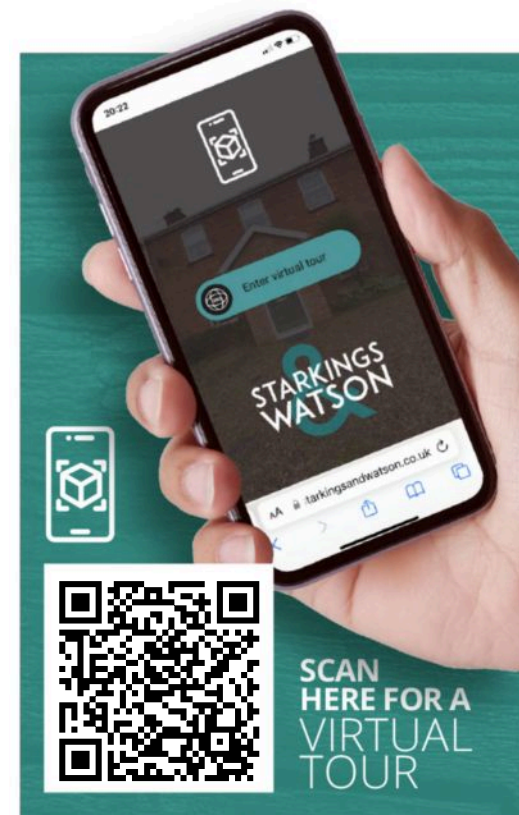
## FIND US

Postcode : NR14 6GH

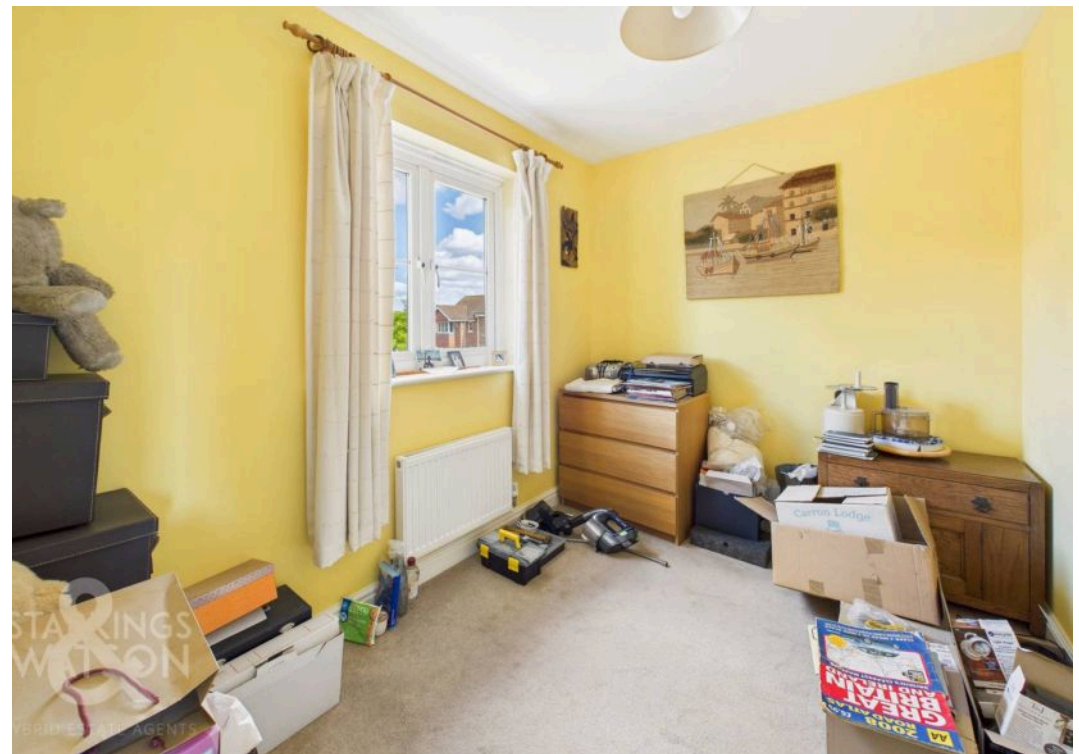
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## VIRTUAL TOUR

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







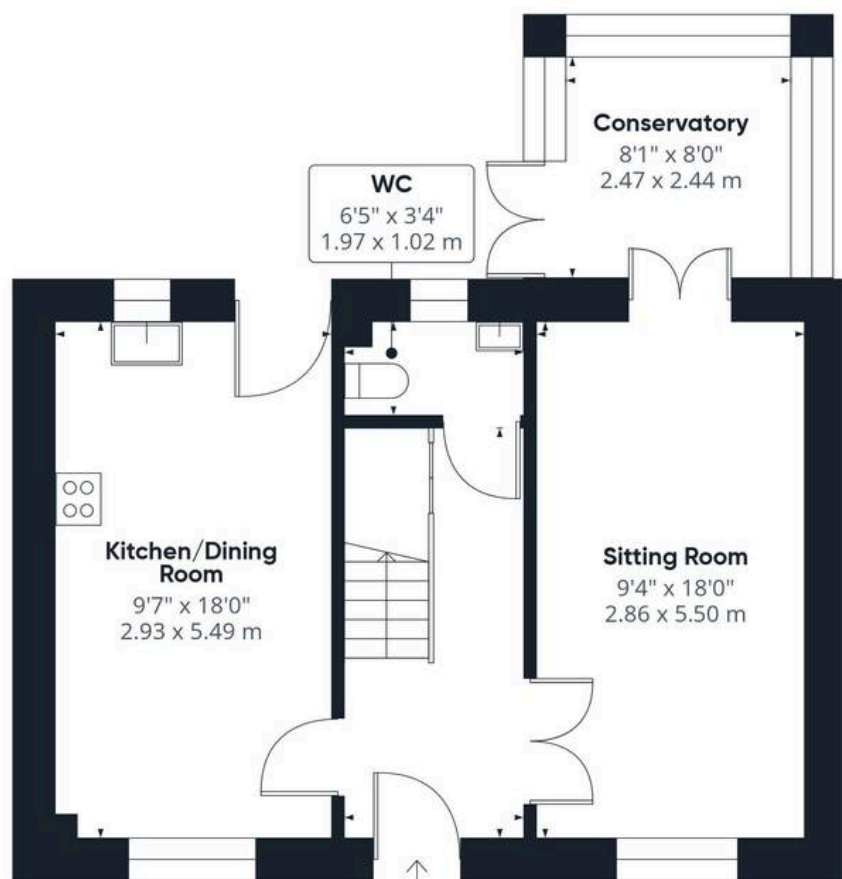




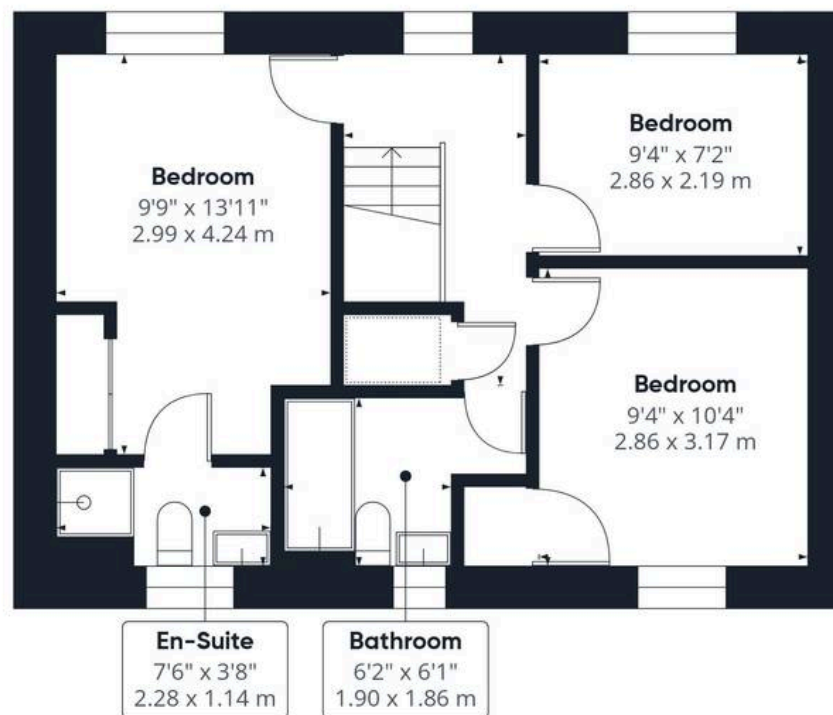
## THE GREAT OUTDOORS

The private rear garden is set over two level with a low level paved patio spanning from the rear to the side providing the ideal spot for outside dining. The upper level is mainly laid to lawn with various planting areas, hedging and shrubs. There is a greenhouse and access to the garage from the rear. On the other side of the house is another area of enclosed garden laid to shingle with a gate leading out onto the road. The gardens are enclosed with brick wall and timber fencing.





Ground Floor



Floor 1

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

947 ft<sup>2</sup>

87.9 m<sup>2</sup>

(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





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