



Mallard Close, Chedgrave - NR14 6JB



Mallard Close

Chedgrave, Norwich

Situated in the centre of the village in a CUL-DE-SAC SETTING, this LARGE SOUTH FACING semi-detached FAMILY HOME enjoys a PRIVATE NON-OVERLOOKED REAR ASPECT with AMPLE PARKING. Boasting close to 930 sq. ft (stms) of accommodation, this property impresses from the moment you enter. Step through the PORCH ENTRANCE to discover a convenient W.C and space for coats and shoes, leading into a SPACIOUS 15' SITTING ROOM - ideal for relaxation and entertaining. The heart of the home awaits with a well-appointed 12' KITCHEN and OPEN PLAN DINING ROOM, offering a seamless flow for family gatherings. Further enhancing the living space is an inviting 11' CONSERVATORY with DOUBLE DOORS to the GARDEN. The enclosed GARDEN enjoys a PRIVATE REAR ASPECT, with a LAWNED AREA and gated access to the driveway.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Family Home
- Cul-De-Sac Setting
- Close to 930 Sq. ft (stms) of Accommodation
- Porch Entrance with W.C
- 15' Sitting Room
- 12' Kitchen & Open Plan Dining Room
- 11' Conservatory
- Enclosed Garden with Private Rear Aspect

Situated in the heart of 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

Tucked away towards the end of a cul-de-sac, with a low maintenance frontage. Tandem parking can be found for several vehicles with an EV car charger, hard standing footpath to the main entrance door and gated access to the rear garden.



THE GRAND TOUR

Stepping inside, the porch entrance offers wood effect flooring underfoot with ample space for coats and shoes, along with a door to the main sitting room and a door to a useful ground floor W.C - complete with a white two piece suite and tiled splash-backs. The main living space is finished with wood effect flooring underfoot, stairs to the first floor landing and front facing uPVC double glazed window. The adjacent dining room is open plan, continuing with wood effect flooring underfoot and enjoying a light and bright aspect from the rear facing conservatory. An opening takes you to the adjacent kitchen creating the ideal open plan flow, with a u-shaped arrangement of wall and base level units, tiled splash-backs running around the work surface and integrated cooking appliances including an inset gas hob and built-in electric double oven. Tiled flooring can be found underfoot with ample space for general white goods including a fridge freezer, dishwasher and washing machine. The conservatory extends the living space during the summer months with uPVC windows to side and rear, uPVC French doors to the rear garden and wood effect herringbone style flooring underfoot.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three spacious bedrooms, two of which are really good sized double rooms - all complete with either fitted carpet or wood flooring underfoot. Completing the property is the family bathroom with the white three piece suite including a P shaped SPA panelled bath with a thermostatically controlled twin head rainfall shower and glazed shower screen, along with tiled splash-backs and flooring, heated towel rail and useful storage under the hand wash basin.

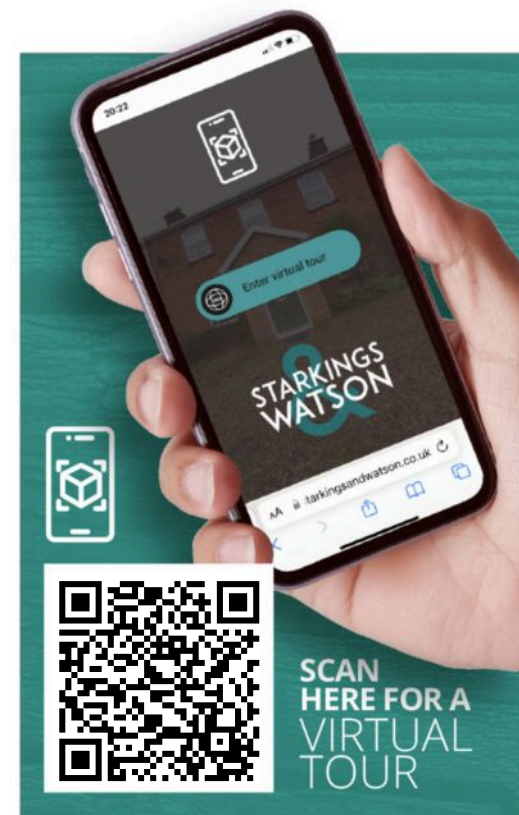
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VIRTUAL TOUR

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



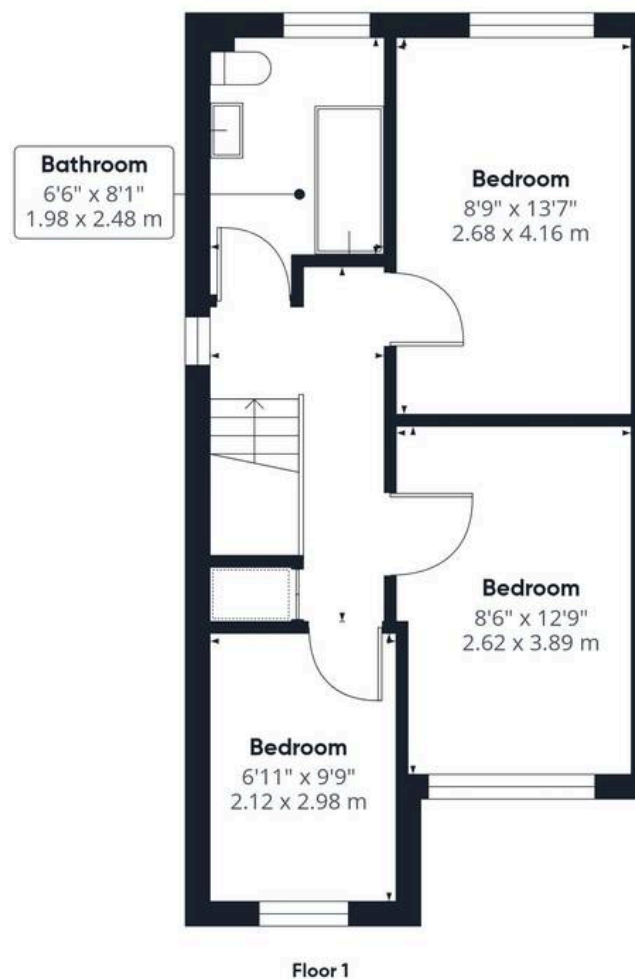




THE GREAT OUTDOORS

The rear south facing garden enjoys a private non-overlooked rear aspect including an area of lawn and raised patio seating space - all enclosed within timber panel fencing. An outside water supply can be found along with a useful storage shed and gated access to the driveway.





Approximate total area⁽¹⁾

929 ft²

86.3 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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