



MARSH VIEW HOUSE

PITS LANE, CHEDGRAVE, NR14 6NQ



Nestled in a serene and peaceful location, Marsh View offers a wonderfully positioned home in the charming village of Chedgrave.

Tucked away on a quiet country lane, this delightful property provides the perfect balance of tranquillity and convenience but within easy walking distance of shops, pubs and bus route. With picturesque riverside walks just moments away, residents can enjoy the natural beauty of the surrounding countryside and the boating facilities nearby.

The property is accessed via a useful side porch, leading to an inviting entrance hall with stairs rising to the first floor. A convenient WC can be found off the hallway. At the front of the property, you'll find a delightful sitting room featuring a traditional style Inglenook fireplace housing a wood-burner. Two windows overlook the front aspect. To the rear, the property features a stunning open-plan kitchen/dining room, complete with a striking lantern roof and bi-fold doors that open out to the garden, flooding the space with natural light. This area is perfect for family and entertaining. A utility room is conveniently located off the kitchen.

On the first floor there are three double bedrooms, along with a

smaller fourth bedroom that currently serves as a home office. The master bedroom enjoys a generously sized en-suite shower room and views over the surrounding area. A family shower room serves the other bedrooms.

The property is approached via a shared gravel driveway, which leads to the private driveway of Marsh View House. This driveway leads to a single garage. To the rear, the enclosed garden is both mature and established, offering a peaceful and private outdoor space.

SERVICES

Mains gas, electricity and water are connected. Drainage is via a private system. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band - D



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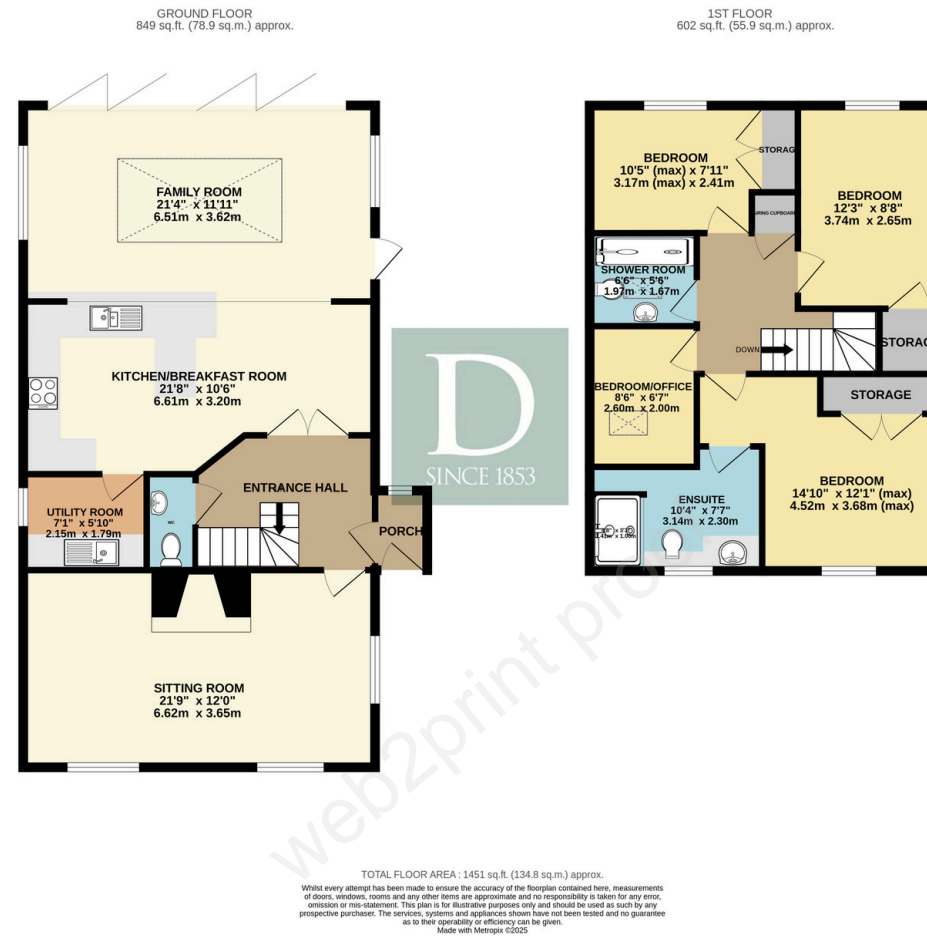


NO ONWARD
CHAIN





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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