



Hardley Road,
Chedgrave, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Basking in a generous corner plot in the heart of Chedgrave you will find this sizeable detached chalet with much to offer. Main features include three bedrooms, two reception rooms, conservatory, utility room/workshop, and garage with large driveway. Musker McIntyre are pleased to offer this property as chain free.

Accommodation comprises briefly:

- Entrance Porch
- Hallway
- Sitting Room with Fireplace
- Conservatory
- Kitchen
- Utility Room/Workshop
- Shower Room
- Ground-Floor Bedroom/Study
- Two First-Floor Double Bedrooms
- Bathroom
- Eaves Storage
- Garage



Property

A front porch gives way to a main hallway with stairs to the first-floor on your right. The door to your left leads into the sitting room, where a fireplace forms a main focal point and plenty of light is provided by the French doors to the rear and art-deco bay style window to the front aspect. Behind the sitting room is a sizable conservatory that offers views of the South facing rear garden. Moving along the hall you will pass a ground-floor bedroom/study before coming to the kitchen. The kitchen is in need of modernisation but is a good sized room that will allow the new owner plenty of flexibility. As it stands, you will find ample worktop space and storage, along with an integrated eye-level oven/grill and separate hob. A hatch opens into the dining room next door and a rear porch gives access to the garden. A while ago now an extension was added to the West side of the property, providing a handy utility room/workshop and shower room to the ground-floor. The aforementioned dining room is another versatile reception room, measuring close to 11ft by 10ft and looks out to the front of the property. Moving upstairs, a small landing separates two double bedrooms at either end, along with giving access to a bathroom and airing cupboard. Both double bedrooms benefit from built-in wardrobes and a large window to their respective aspects. The West bedroom has the added bonus of additional space thanks to the extension, making for an ideal dressing room.



Outside

The property is situated on a good size corner plot and is approached via a large gravel driveway leading to the front door and single garage, with electric roller door. A gate leads to the rear garden. The front garden is laid to lawn with various mature trees and shrubs and wraps round to the right side of the property, a wooden gate leads to the South facing rear garden. The mature trees, shrubs and plants are continued in the back garden which is mainly laid to lawn with a high hedge surrounding, creating privacy. There is a small patio area outside the conservatory and a larger patio area ideal for table and chairs, perfect for alfresco dining. The garden benefits from a timber shed providing storage and a greenhouse.

Location

Chedgrave is a small village linked to Loddon; a very popular small town providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network. The property is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood, and close proximity to the village shops (approx. 2 minute walk). It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 45mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains services connected for electric, gas, water and drainage. Gas fired central heating.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6NF

What3Words: ///organist.footballers.grafted

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

There is a small sub station to the left of the property, with a right of way access via the property's driveway. This is required sporadically, possibly just once a year.

Guide Price: £350,000

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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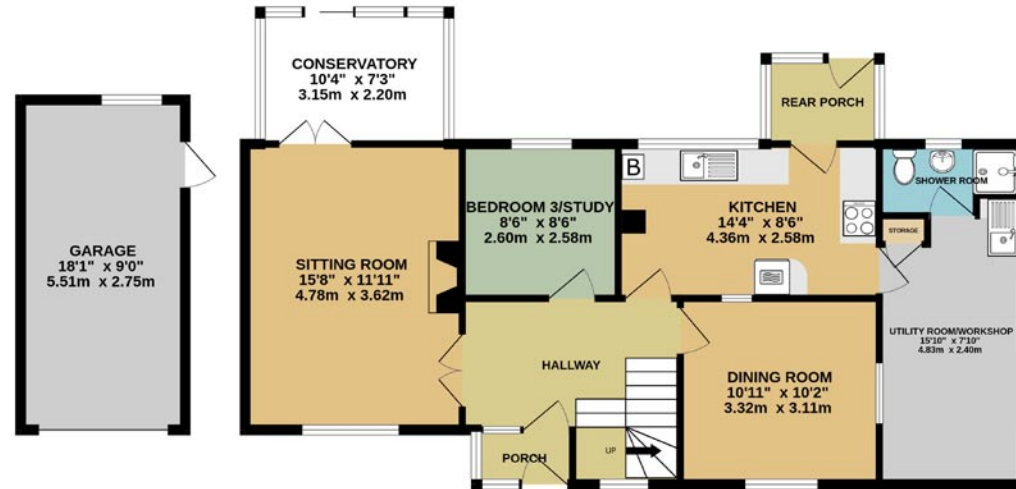
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1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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