

Church Close,
Chedgrave, Norfolk

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ESTATE AGENTS



Loddon - 0.7 miles

Beccles - 9.3 miles

Norwich - 10.7 miles

Built to the exceptionally high standard you would expect from a Sabberton home, this stunning detached 'Eco-friendly' house is one of two new-build properties situated on an exclusive development tucked away in the Norfolk village of Chedgrave. This property can boast 3/4 double bedrooms, two ensuites, double garage, South-facing terrace and vast amounts of versatile living accommodation of approximately 3,000sq.ft in total.

Accommodation comprises briefly:

- Entrance Hall
- Generous Sitting Room with Fireplace
- Very Spacious Kitchen/Dining Area
- Bi-Folding Doors out to Terrace
- Study/Fourth Double Bedroom
- Utility Room
- Boiler Room & WC
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Double Garage & Driveway Parking
- Attractive Grounds with Pond
- Secluded & Tranquil Location
- High Quality Energy Efficient Sabberton Build



The Property

The front door opens to reveal a light and open hallway that flows around to the right, seamlessly connecting to the striking open-plan kitchen/dining area. This glorious space has a vaulted ceiling and measures close to 38 x 13ft; bathed in light from the large bi-folding doors that open out on to the Southern facing terrace. A fully equipped high-spec kitchen offers everything you need, including two eye-level ovens, plate warmer, induction hob with extractor, double sink and American style fridge-freezer. The ample worktop space provides plenty of storage above and below, also forming a breakfast bar. One side of the double-sided wood-burning stove also benefits this space. To the front of the house is a very spacious sitting room, measuring nearly 21 x 16ft and boasts a large window with views out to the South. The other side of the wood-burning stove is accessible from this generous space. Moving back along the hall you pass a handy WC before reaching the utility room. Yet another generous space, the utility room offers further worktop and storage space along with a sink and a door for rear access. To one end you will find a door into the neatly laid out boiler room. To the opposite end a door opens into the double garage. Completing the ground-floor accommodation is a double bedroom with ensuite shower room that could easily double up as a study if required. Taking the stairs to the first-floor you are greeted by a long landing that links to three first-floor bedrooms and a family bathroom. The master bedroom is a striking space with three tall windows taking centre stage; the middle of which is a balcony window that opens out to fully enjoy the views beyond. Plenty of integrated storage is provided along with a spacious ensuite, equipped with double shower cubicle, toilet and twin wash basins. The remaining two bedrooms are both good size double rooms that also have the benefit of built-in storage cupboards.



This 'A' rated Eco-home with all the peace of mind, ease of maintenance and heating economy benefits of a truly modern new built home boasts everything the modern buyer could wish for including, air source heat pump central heating, high levels of fabric insulation, solar pv panels to generate power for the home with the extra opportunity to create income from export of the surplus and wiring in the garage for an electric vehicle charger. Other features of particular note in the property include full fibre broadband connection offering speeds up to 1000Mbps, Cat 6 network wiring throughout the home, external CCTV wiring and fully integrated alarm system wiring.

Gardens and Grounds

To one end of Church Close an unassuming break in a high brick wall reveals the secluded spot in which you will find both new builds along with an existing dwelling, each occupying very individual plots and framed with attractive gardens and ponds. The driveway sweeps around the landscape before breaking off to provide access to each of the two new build properties. The shingle driveway turns to grey paving and provides plenty of parking for multiple vehicles. The large electric door of the double garage gives way to provide further parking and workshop space. To the right of the house is a raised South-facing terrace that is accessed via the sitting room and dining area via bi-folding doors. The remainder of the plot is laid to grass and framed by a pond to the front. High timber fencing with concrete posts marks the boundary to the left and right, while behind the house a high hedgerow provides privacy. The raised position of the property offers attractive views toward the river Chet and the fields beyond.



Fixtures & Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Air source heat pump fired central heating. Mains water, drainage and electricity. Double-sided log burner. Under-floor heating to ground-floor. Solar Panels.

EPC Rating: A

Local Authority

South Norfolk District Council

Tax Band: TBC

Postcode: NR14 6NH

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.

Tenure

Vacant possession of the freehold will be given on completion.

1ST FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 2954 sq.ft. (274.4 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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GROUND FLOOR
1772 sq.ft. (164.7 sq.m.) approx.



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Diss 01379 644822

Bungay 01986 888160

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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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