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*Beauchamp Close,
Chedgrave, Norfolk*

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ESTATE AGENTS

Norwich – 11.2 miles

Beccles – 13.5 miles

Loddon Town Centre – 0.8 miles

A spacious and well-presented Bungalow in excellent decorative order throughout, on a quiet road in the popular village of Chedgrave. Offering three bedrooms, living/dining room, kitchen, conservatory, shower room, tandem garage and parking.

Accommodation comprises briefly:

- Porch
- Entrance Hallway
- Double Master Bedroom
- Second Double Bedroom
- Single Bedroom
- Kitchen
- Living/Dining Room
- Conservatory
- Front & Rear Garden
- Tandem Garage
- Off Road Parking for 3 Vehicles



Property

This lovely detached bungalow provides spacious and light accommodation and is offered in excellent decorative order throughout. Entering the property through the porch, the entrance hallway welcomes you into the property. From the hallway the L-shaped living/dining room is well presented and welcoming, with an open fire as the focal point of the room. Through the dining area, sliding doors lead into the conservatory, which is a lovely bright area with doors out to and views over the rear garden. The kitchen is fully fitted with a range of wall base units, wall cupboards, a storage cupboard housing the boiler and an integrated oven with hob. There is space for a fridge/freezer and plumbing for a washing machine and dishwasher. At the end of the hallway the shower room is fully tiled and has a three piece suite comprising of shower, pedestal wash basin and WC with a display cabinet over. The master bedroom is situated at the front of the property, a good size double with built-in wardrobes and a window to the front aspect. The second bedroom is a good size single with built-in wardrobes and a window to the side aspect, and the third bedroom to the rear of the property is a double with a window to the rear aspect.



Outside

The property is approached via the driveway with parking for up to 3 vehicles, leading to brick and tile tandem garage with up and over door, power and lighting, there is plenty of storage and part of the garage could be used as a workshop area. The front garden is part lawned with side borders and a path leading to the front entrance. The fully enclosed rear garden has a paved patio area, is lawned and bordered with mature plants, trees and shrubs.

Location

Beauchamp Close is a quiet road in Chedgrave which is a very popular village with a number of shops and a church, it is within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. 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 51mins). 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

Gas central heating and hot water. Mains electricity, drainage and water.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Post Code: NR14 6HT

What3Words: ///vessel.mountain.calculate

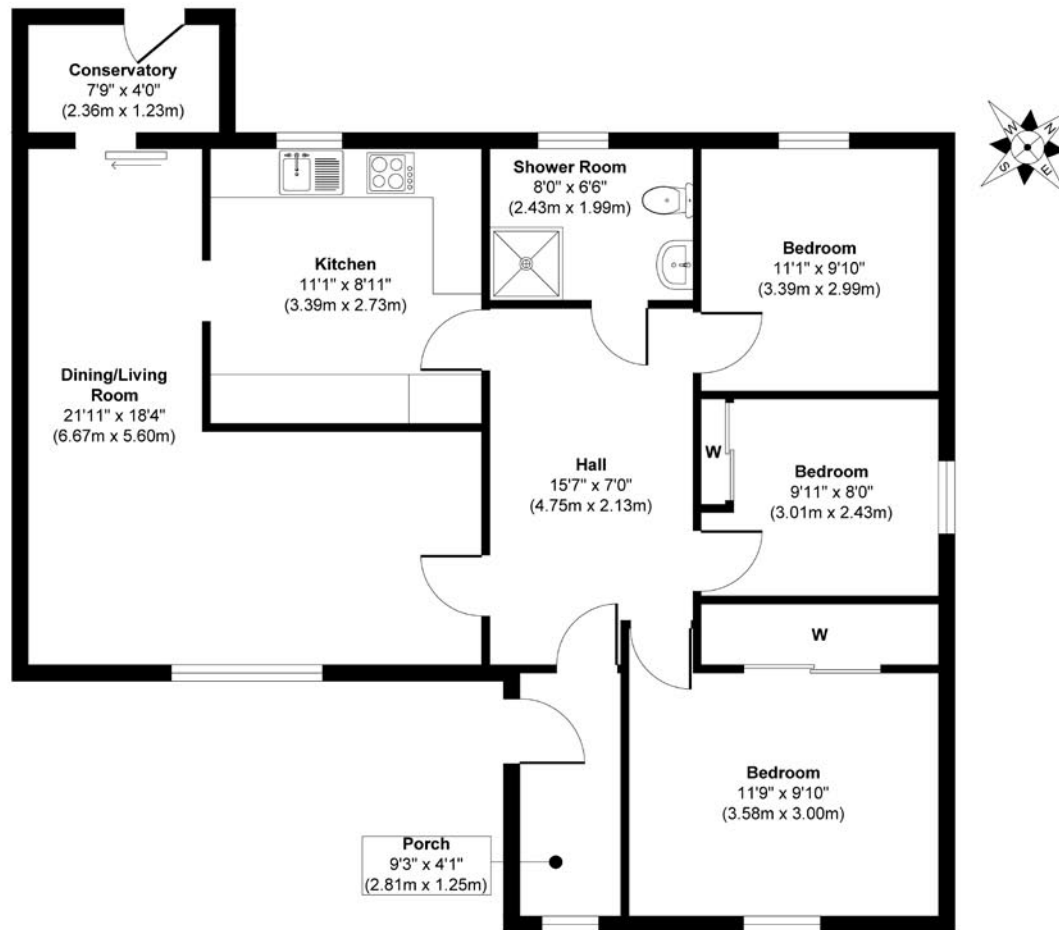
Tenure

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.

Guide Price: £290,000 - £300,000



Floor Plan

Approx. Gross Internal Floor Area 943 sq. ft / 87.62 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To arrange a viewing, please call 01508 521110

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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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