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Hillside,
Chedgrave, Norfolk

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ESTATE AGENTS

Norwich - 10.8 miles

Loddon town centre - 0.7 miles

Beccles – 8.3 miles

We are pleased to offer CHAIN FREE this spacious detached bungalow with two/three bedrooms, generous sitting room, kitchen, conservatory, garage, parking and large garden. Located on a much sought after road in the popular village of Chedgrave.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Two Bedrooms
- Second Reception/Bedroom
- Shower Room
- Conservatory
- Sun Room
- Front and Rear gardens
- Garage & Off Road Parking



Property

The bungalow provides spacious and light accommodation which would benefit from some updating. The entrance hall welcomes one into the property with doors leading to all rooms. The generous living room boasts a brick fireplace with gas fire as the main focal point, bay window to the front aspect and window to the side. There is also a hatch opening into the kitchen, which has a selection of wall and base units, 1.5 sink and drainer with windows looking into the sun room, integrated oven, hob with extractor over, space for a fridge and small table and chairs and door out to the sun room. The sun room offers a variety of uses, currently housing washing and tumble dryer, overlooking the garden with doors out to the garden at either end. There is a good sized reception room leading into the conservatory, this room can be used as a second sitting room/dining room/third bedroom. The main bedroom, generous in size, lies to the rear of the property with views of the garden and benefits from built-in cupboards. The second bedroom is to the side and is a single. Completing the accommodation is the shower room comprising a double shower, w/c, hand wash basin and heated towel rail. The property has flexible accommodation to suit a variety of buyers.



Outside

The house has a gravel driveway and large paved area providing off-street parking for several cars and a small raised lawned area bordered with small shrubs and plants. Through the large wrought iron double gates is further off road parking leading to the garage with up and over door, electric and light. The well maintained rear garden is mainly laid to lawn with a good selection of well stocked borders, two large patio areas and a greenhouse.

Location

Hillside is a quiet road in Chedgrave which is a very popular village with a number of shops and a church, and 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 café 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 (Hive smart heating), mains electricity, mains water & drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6HZ

What3Words:///inventors.escapes.feasted

Tenure

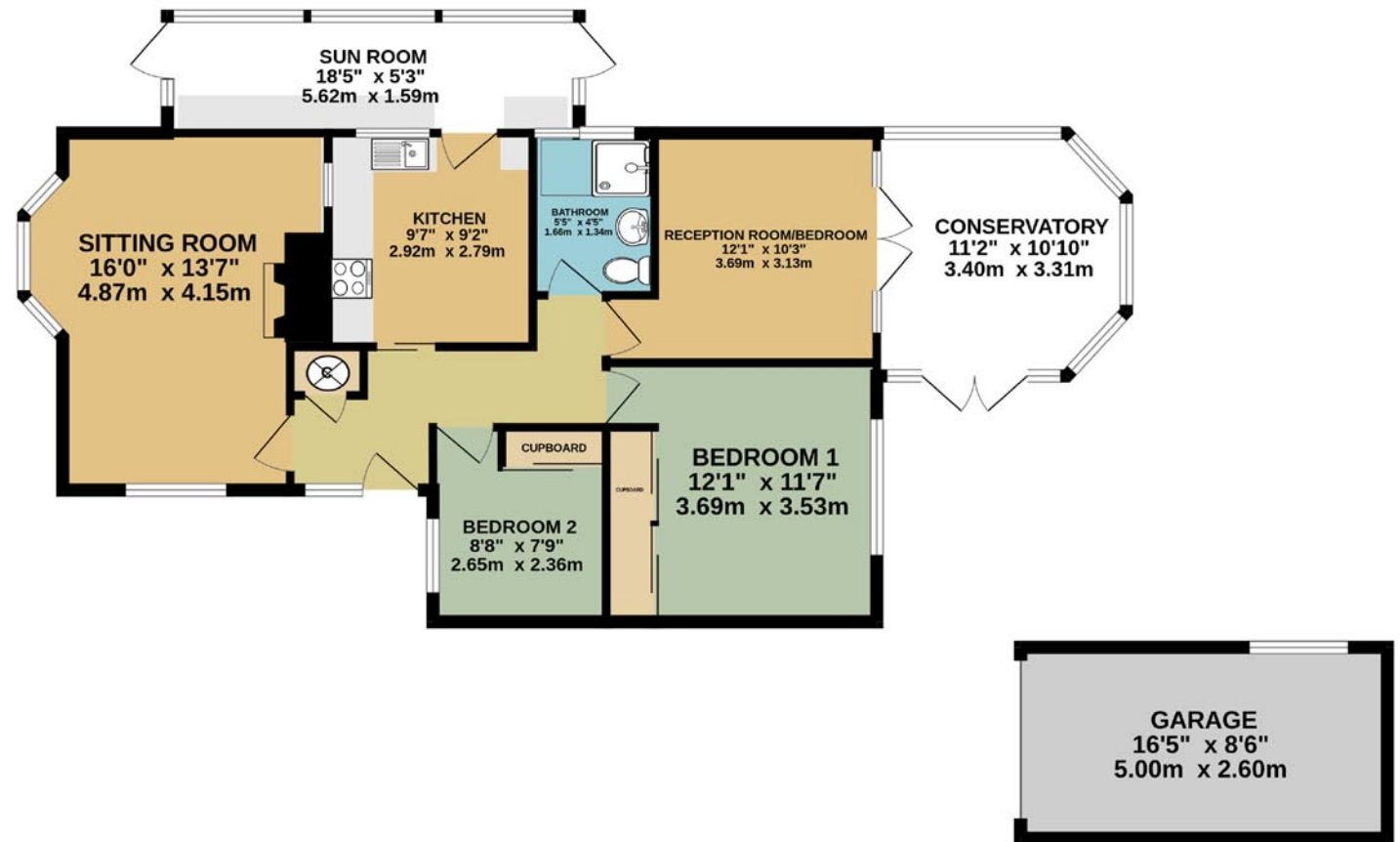
Vacant possession of the freehold will be given upon completion.

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: £350,000

GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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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