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Snows Hill,
Chedgrave, Norfolk

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**MUSKER
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ESTATE AGENTS

We are pleased to offer **CHAIN FREE** this spacious **DETACHED** two bedroom bungalow benefitting from two reception rooms, conservatory, wrap-around gardens, garage, ample off road parking and the potential to extend (STP) on a quiet Cul-de-sac in the popular village of Chedgrave.

Accommodation comprises briefly:

- Porch
- Hallway
- Sitting Room
- Kitchen
- Dining Room
- Two Double Bedrooms
- Shower Room
- Conservatory
- Wrap-around Gardens
- Garage
- Two Separate Off Road Parking Areas



Property

This lovely linked detached bungalow provides spacious and light accommodation and is offered in good decorative order throughout. The tiled porch welcomes you into the property. From the hallway the sitting room is spacious with a light and airy feel, an electric fire as the main focal point and views over the front garden. The kitchen is fully fitted with a range of base units, wall cupboards and plenty of worktop space housing a one and half bowl sink and drainer, there is an electric hob & cooker, space for a fridge and plumbing for an automatic washing machine. The kitchen leads through an archway into the dining room (previously the third bedroom) with space for table and chairs and views over the rear garden. Off the kitchen is a door leading to the 15ft conservatory, an ideal space for extra dining or to sit and relax enjoying the views of the gardens. The hallway also leads to the bedrooms and family bathroom. The master bedroom is a double with a window overlooking the front garden. The second bedroom, also a double overlooks the rear garden. The family shower room has a three piece suite comprising of a double shower, WC and pedestal wash basin. With uPVC double glazing, new carpets throughout, a new boiler in 2020, this well presented property will be suitable to a variety of buyers and viewing is highly recommended.



Outside

The property is approached via a pathway to the front porch and also the gravel driveway to a brick garage with electric roller door with power and lighting. To the rear of the garage a window looks over, and a door leads to, the rear garden. The front garden is laid to lawn with a hedge dividing the garden and a second gravel parking area. A gravel path leads round the side of the property, through a gate into the side and rear garden. These areas are mainly laid to lawn with a variety of shrubs and plants at the borders and a small patio area outside the conservatory is an ideal space for a small table and chairs to enjoy the garden. There is also a large timber shed providing plenty of storage.

Location

Snows Hill is a quiet Cul-de-sac in Chedgrave which is a very popular village with a number of shops, pub, 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 and hot water, mains electricity, mains water & drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HY

What3Words: ///crowns.yawned.thickened

Tenure

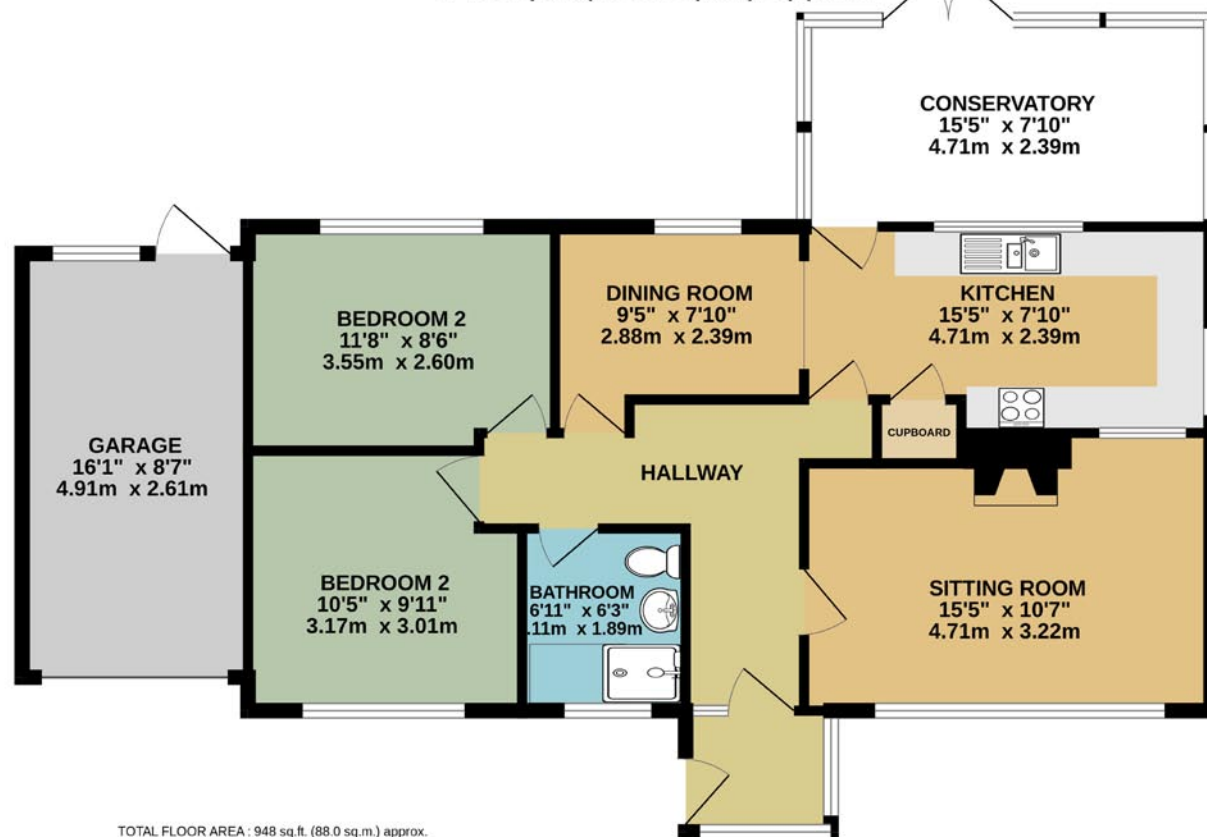
Vacant possession of the freehold will be given upon completion.

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: £285,000

GROUND FLOOR
948 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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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Offices throughout Norfolk & Suffolk:

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www.muskermcintyre.co.uk

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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