



Hillcrest,
Chedgrave, Norfolk



Loddon - 1.0 Miles
Norwich - 11.1 Miles
Beccles - 8.4 Miles

We are pleased to offer this CHAIN FREE link-detached bungalow in a quiet part of Chedgrave, near Loddon. This property boasts three bedrooms, spacious living areas, front and rear garden with far reaching field views, off road parking and a 25ft long garage/workshop. In need of refurbishment this property has the potential to be a lovely home for the incoming purchaser.

Accommodation comprises briefly:

- Porch
- Hallway
- Split Level Sitting Room
- Kitchen
- Three Bedrooms
- Shower Room
- Front and Rear Gardens
- Large Garage/Workshop
- Off-Road Parking

Property

Entering through the porch and into the property, you are greeted by a long hallway that links to all the rooms of the property. To your right is a sliding door through to the split level living area, dual aspect allowing lots of natural light to brighten the room, with an electric fire on the raised level as the main focal point. There is also a small hatch into the kitchen. The kitchen at the rear of the property offers a good range of wall and base units, worktop space, triple bowl stainless steel sink under a window overlooking the rear garden, space for an electric cooker and door to the garden. Back into the hallway and to your left are the three bedrooms. The master bedroom is to the front aspect and overlooks the front garden. The two further bedrooms are to the rear aspect overlooking the garden, one with a sliding door into the garden room with double doors out onto the patio area. Completing the accommodation is a shower room that offers shower, WC and hand wash basin.





Outside

The property is approached via the driveway, leading up to the garage with electric door and a pathway leads up a slight incline to the porch. The front garden is laid to lawn with a small tree in the centre and a small shingle area to display any potted plants. There is also a pathway leading down the right hand side of the property to a tall gate taking you into the rear garden. The rear garden offers a fenced patio area leading from the garden room, ideal for al fresco dining. The lawned area is slightly raised with flowerbeds at the rear fence with far reaching field views beyond. There is a greenhouse on a shingle area and the added benefit of a large workshop.

Location

Hillcrest 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

Electric storage heating. Mains electric, water and drainage.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HX

What3Words: ///attic.awesome.twins

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: £275,000



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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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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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