



Hillside,
Chedgrave, Norfolk



Norwich - 11.4 Miles

Beccles - 9.4 Miles

Bungay - 11.7 Miles

We are pleased to offer CHAIN FREE this lovely end terraced family home with three double bedrooms, master ensuite, sitting/dining room, well maintained rear garden and off road parking. This property is located in a prime position in the village of Chedgrave and is just a short walk from Loddon town.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Kitchen
- Sitting/Dining Room
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Off Road Parking
- Rear Garden with Shed



Property

On entering this three bed end terrace property one finds themselves in the hallway with downstairs cloakroom on the left comprising of hand wash basin, heated towel rail and WC. The kitchen is located off the hall to the right fitted with ample wall and base units in wood effect. There is a stainless steel one and a half bowl sink with mixer tap, electric cooker with gas hob and extractor over, integrated fridge/freezer and dishwasher plus space and plumbing for a washer/dryer. The sitting/dining room is spacious with an understairs cupboard, TV point, central feature fireplace and patio doors to the rear garden. On the first floor there is a landing with doors leading off to the different bedrooms. There is a good sized master bedroom with built-in storage and ensuite, and two further double bedrooms facing onto the rear of the property, one of which has a useful home office with built-in shelves, cupboards and a desk. The family bathroom comprises a bath with shower over, WC and hand wash basin set within a vanity unit.







Outside

The property is approached via a private road for the terraced properties. There is an allocated parking space opposite the property plus a driveway parking space to the left of the property, with a wooden shed adjacent, accessed via the rear garden. A pathway borders the property leading from the front door to the side gate and into the rear garden. The rear garden boasts a large patio area providing space for entertaining family and friends. Steps take you up to the lawned area, where there is fencing and shrubbery enclosing this good sized garden, creating a safe environment for any pets and children.

Location

The house is situated on a quiet road in the very popular village of Chedgrave with local shops, pub, a church and a bus stop, with a frequent service to Norwich, a short walk away 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 fired central heating, mains electric, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HZ

What3Words: ///landlady.senses.loopholes

Tenure

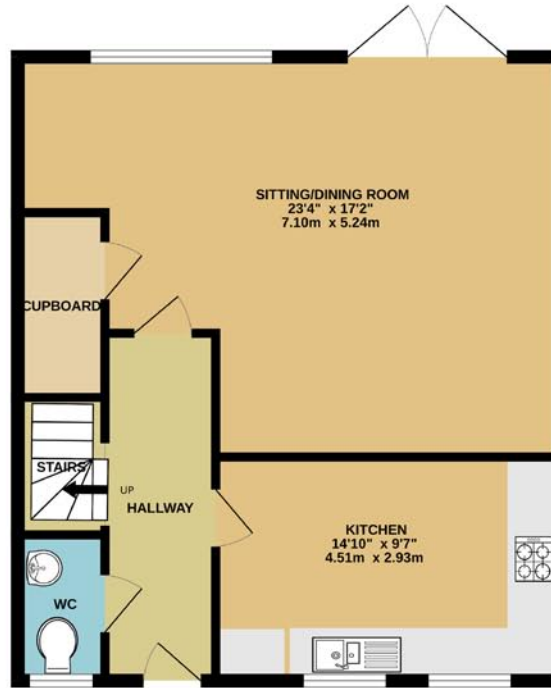
Vacant possession of the freehold will be given upon completion.

Agents' Note

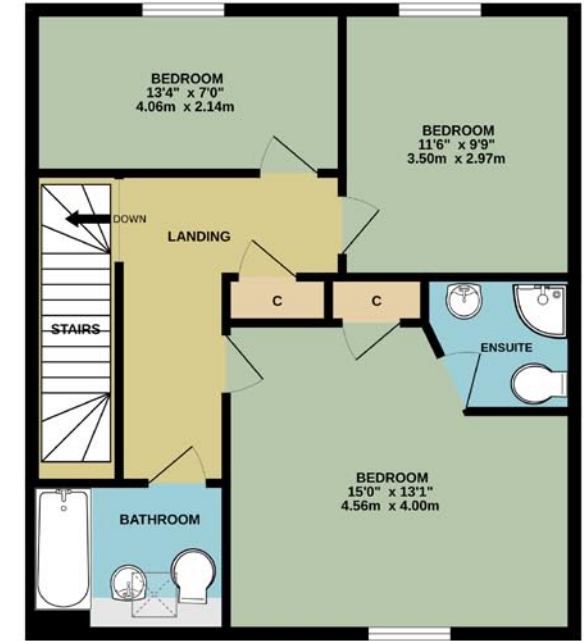
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1246 sq.ft. (115.8 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

Offices throughout Norfolk & Suffolk:

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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