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*Beauchamp Road,
Chedgrave, Norfolk*

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**MUSKER
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ESTATE AGENTS

Loddon - 1.0 Miles
Norwich - 11.0 Miles
Beccles - 8.3 Miles

Tucked down a quiet road in the desirable village of Chedgrave near Loddon, you will find this sizable three double bedroom detached bungalow. Features include an ensuite shower room, sitting/dining room, large kitchen, garage and workshop with driveway parking for up to three cars.

Accommodation comprises briefly:

- Porch
- Hallway
- Sitting/Dining Room
- Large Kitchen
- Three Double Bedrooms
- Ensuite Shower Room
- Bathroom
- Front & Rear Gardens
- Garage and Workshop
- Off Road Parking



Property

Opening the front door, a light and airy porch gives way to the main hallway of the property, connecting to the majority of the rooms. To your immediate left a door opens into the sizable L-shaped sitting/dining space, with large window to the front aspect and a gas fireplace forming a pleasant centrepiece. To the back of the dining area a door opens into the master bedroom (currently being used as a second reception room), consisting of a double bedroom with large sliding patio doors that open on to the patio area, and an ensuite shower room. Crossing the hallway you find yourself in the generously proportioned kitchen at the rear of the bungalow, overlooking the garden. Here you will find ample worktop space and storage units above and below, an integrated fridge/freezer, dishwasher, Rangemaster cooker and space for a washing machine. Direct access to the rear garden can be obtained via an external door from the kitchen, and to one corner you will find a cupboard housing the boiler but also useful for storage. The remaining two bedrooms are both double rooms, the larger at the rear and other to the front, both with the benefit of integrated storage cupboards. Between the bedrooms is the main bathroom equipped with bath, WC, hand wash basin and heated towel rail.



Outside

The frontage is mostly dedicated to parking, with an area of tarmac immediately in front of the property and gravel leading up to the garage. A small sloped path leads to the front door and to the left side is an area of grass with mature hedging marking the boundary. The garage has an electric up-and-over door and a separate workshop area to the back that also gives access to the rear garden. The rear garden is of a generous size, with a new large patio area ideal for outdoor dining, with steps leading to the patio doors. The rest of the garden is mainly laid to lawn with high timber fencing marking the boundaries on all sides, in front of which sits various well stocked plant beds and to the back left corner is a greenhouse.

Location

Beauchamp Road 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, butchers, 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: D

Postcode: NR14 6HS

What3Words:///fond.enhanced.disarmed

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



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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