



**Chequers Lane, Saxlingham Nethergate, NR15 1TQ**

**Guide Price £400,000 - £425,000**



# Property Features

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- NEW LPG BOILER
- NEW WINDOWS & DOORS
- NEW KITCHEN WITH INTEGRAL APPLIANCES
- NEW BATHROOM & SHOWER ROOM
- DESIRABLE LOCATION
- 8 MILES TO NORWICH
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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The property is situated in the picturesque and unspoilt hamlet known as Saxlingham Green, a short distance from the sought after village of Saxlingham Nethergate which has a well-regarded village school. The village of Hempnall is about one mile away and has local shopping facilities including a post office/village store. The Cathedral City of Norwich lies approximately eight miles to the north with cultural and leisure activities for most tastes as well as excellent schools and the University of East Anglia.

The property comprises of a three bedroom semi-detached bungalow of traditional brick construction under a pitched interlocking tiled roof with cedar timber clad front elevations. The bungalow has been the subject of a significant refurbishment programme and finished to a very high specification throughout. The works have included replacement sealed unit upvc double glazed windows and doors, new fitted kitchen, new bathroom and shower room, replacement oak veneer internal doors, new LPG fired boiler and tank and the addition of sizeable extension to the rear gives a great deal of versatile living space within.

Externally, the property is found off a small country lane and is approached via a shingle driveway with ample parking for upto four vehicles. The plot extends to approx. 0.4 of an acre with secluded rear gardens, a newly laid patio area which abuts the rear of the property and a large timber shed with power connected.



## HALLWAY

Approached via a newly fitted front door with glazed side panel allowing plenty of light into the entrance hall, door to storage cupboard, double doors to large storage cupboard with space and plumbing for washing machine, doors to all bedrooms, bathroom, kitchen and:-

## SHOWER ROOM 7' 7" x 3' 8" (2.33m x 1.13m)

Three piece suite comprising of large walk-in tiled shower cubicle, back to wall WC with concealed cistern and handwash basin set upon vanity unit with gloss cashmere coloured doors, heated towel rail, front aspect frosted window.

## KITCHEN/DINER 20' 3" x 14' 11" (6.19m x 4.55m)

Brand new fitted kitchen comprising gloss effect wall and base units with granite worksurfaces over, integral fridge/freezer, eye level double oven, ceramic hob with angled black glass extractor fan over, central island with granite worksurface and one and a half bowl inset sink and mixer tap, integral dishwasher. Large glass roof lantern floods the room with natural light and bi-fold doors give access to the patio area and garden beyond. Oak veneer double doors give access to the:-

## LOUNGE 16' 9" x 15' 10" (5.11m x 4.84m)

Found to the rear of the property with double aspect windows and views over the gardens.

## BEDROOM ONE 13' 10" x 10' 11" (4.22m x 3.34m)

An excellent sized double bedroom found to the front of the property.

## BEDROOM TWO 12' 5" x 11' 0" (3.81m x 3.36m)

Again found to the front of the property and being another good sized double bedroom.

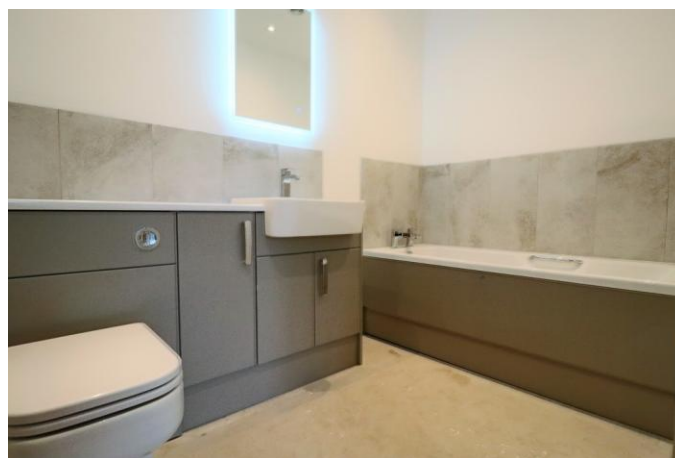
## BEDROOM THREE 10' 1" x 8' 3" (3.09m x 2.54m)

With side aspect window.

## BATHROOM 9' 0" x 5' 7" (2.75m x 1.71m)

Three piece suite in white comprising of panelled bath, back to wall WC with concealed cistern and handwash basin set upon vanity unit with gloss cashmere coloured doors, shaver point, backlit mirror, heated towel rail.

**OUR REF: L0930**



GROUND FLOOR



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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