



M
M

Norwich Road
Chedgrave, Norfolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

We are delighted to offer **CHAIN FREE** this appealing three-story property featuring three bedrooms, family bathroom and ensuite, an open-plan sitting/dining room/kitchen and garden room. The property also benefits from off-road parking, a garage, and a lovely garden, all situated in the charming village of Chedgrave, conveniently located just outside Loddon.

Accommodation comprises briefly:

- Open Plan Kitchen/Sitting/Dining Room
- Garden Room
- Cloakroom
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Rear Garden
- Garage
- Off Road Parking



Property

The entrance hallway welcomes one into the property with stairs leading to the first floor, and there is a cloakroom to the front. The kitchen features a window overlooking the front of the property and offers generous storage with ample wall and floor units with wood effect flooring. There's plenty of worktop space, including a convenient breakfast bar. The kitchen is equipped with a stainless steel one and a half bowl sink, an integrated electric oven and hob with an overhead extractor, a new energy-efficient boiler, as well as an integrated fridge/freezer, dishwasher, and washing machine. The open-plan sitting and dining area is carpeted throughout and offers ample space to accommodate both a dining table with chairs and your living room furniture. From this area, you can step directly into the garden room, which is bright and airy thanks to two large windows that fill the property with natural light. A door from the garden room also provides convenient access to the rear garden. This home features two double bedrooms and a family bathroom on the first floor. The bathroom is equipped with a white three-piece suite, including a bath with a shower attachment, a hand wash basin, a WC, and a heated towel rail. Moving to the second floor, you'll find the master bedroom, complete with built-in wardrobes and an ensuite bathroom. The ensuite includes a corner shower cubicle, a hand wash basin set in a vanity unit, a WC, and a heated towel rail. The property is presented in very good condition throughout and would make a lovely family home.







Outside

The front of the property features a courtyard-style garden enclosed by a partial brick wall with iron railings and an iron gate that leads to the front door. The rear garden is fully fenced, creating a secure environment suitable for young children. It includes a lawn area bordered by various shrubs, and a wooden gate provides access to the off-road parking and a garage equipped with light and power.

Location

Mill Cottage can be found in Chedgrave which is a very popular village with a number of shops and a church, it is within easy walking distance of Loddon which provides schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out 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

New eco-central heating system. Mains electricity, drainage and water.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6ND

What3Words: ///island.flirts.destroyer

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: £300,000



Approximate total area¹

84.5 m²

910 ft²

Reduced headroom

2.1 m³

28 ft³

(1) Based on the floor and roof areas

Reduced headroom

Below 1.9m (6'3")

Office space shown has been made to ensure security of measurement and is not intended to be used as a basis for planning or other purposes.

Calculations were based on B105 B1045 (1) Standard. These included calculations for the proposed layout and the proposed layout. The calculations were based on B105 B1045 (1) Standard.

GIRAFFE360

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk