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*Norwich Road,*  
Chedgrave, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



We are pleased to offer a substantial period home offering approximately 2800 sq. ft. (STS) of living space. This impressive property features five bedrooms, three reception rooms including a study, a beautiful kitchen/breakfast room, a utility room, and a conservatory. Outside, the property boasts a large rear garden and ample off-road parking. Its location on the outskirts of Chedgrave offers a pleasant setting, conveniently close to local amenities.

**Accommodation comprises briefly:**

- Large Hallway • Living Room • Dining Room
- Study • Kitchen/Breakfast Room
- Utility Room • Cloakroom • Conservatory
- Four 1st Floor Double Bedrooms
- Dressing Room • Two Bathrooms
- 2nd Floor Attic Bedroom/s
- Large Rear Garden • Ample Off Road Parking



**Property**

Upon entering this spacious property, you are immediately welcomed into a bright and open hall, which benefits from a double cupboard for your storage needs. Here, the superb standard of the home and the abundance of natural light become instantly apparent. To the immediate left, double doors open into the living room, which features windows overlooking the front and an electric wood burner stove nestled in the fireplace recess, creating a charming focal point. Opposite the living room we have the dining room, another bright and spacious room with windows overlooking the front and a feature fireplace with electric wood burner stove. A door also leads into a good size room, currently used as a study. The kitchen/breakfast room is a substantial size and provides a superb social and family living/dining space. It comfortably accommodates a large dining table and chairs, along with a separate seating area if desired. You'll find plenty of storage options with ample wall and base units, as well as convenient shelving. The kitchen is equipped with a free-standing electric cooker with hob, and a one and a half bowl sink and drainer situated beneath a large window that overlooks the rear garden. Additionally, there's dedicated space for a dishwasher and a fridge freezer. Just off the kitchen, you'll find a convenient utility room offering additional storage and a sink. Another door from the kitchen opens into the spacious and bright conservatory, with double doors that lead out to the patio area, and a single door that provides direct access to the parking area. The final room on the ground floor is the cloakroom, with WC and hand wash basin. Stairs from the hall lead up to the first floor where you'll find four double bedrooms and a good size dressing room, which offers flexibility for alternative uses should you need them. There are two bathrooms, both comprising of a bath, WC and hand wash basin. The larger of the two bathrooms also includes a separate shower cubicle. A staircase leads to the second floor, which in turn provides access to the attic rooms. This area includes two rooms connected by a door, offering flexibility to be used either as a large bedroom with an adjoining dressing room or as two separate bedrooms.













## Outside

Access to the front of the property is through a cast iron gate that opens to the front door. You'll find a small front garden enclosed by a partial brick wall topped with iron railings. To the right of the property, a gravel driveway extends around to the rear, providing a parking area suitable for multiple vehicles, with the main garden situated beyond. Just outside the conservatory, there's a patio seating area, perfect for placing a table and chairs to relax and enjoy the view of the garden. The garden features a predominantly lawn area complemented by a diverse collection of mature trees, bushes, and shrubs, all beautifully arranged within flowerbeds along the borders. On the left side of the garden, you'll find a shed, a shed/workshop and a summerhouse, along with an additional patio area that offers space for another seating area.

## Location

Hawthorn House is located in the village of Chedgrave, which is a very popular Broadlands village with a number of shops, a pub, a church and within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary surgery, 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 minutes 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 water, electricity and drainage.

Energy Rating: TBC

## Local Authority:

South Norfolk District Council

Tax Band: E

Postcode: NR14 6HB

What3Words: ///loving.hill.unheated

## 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: £750,000**



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 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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