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Hillcrest
Chedgrave, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS

We are pleased to offer this CHAIN FREE link-detached bungalow in a peaceful area of Chedgrave, near Loddon. This property offers versatile living spaces with three bedrooms, two reception rooms, front and rear garden with far reaching field views, garage and off road parking. While the property is in need of refurbishment, it presents an excellent opportunity to be a wonderful family home. Viewing is highly recommended to fully appreciate the space and potential it offers.

Accommodation comprises briefly:

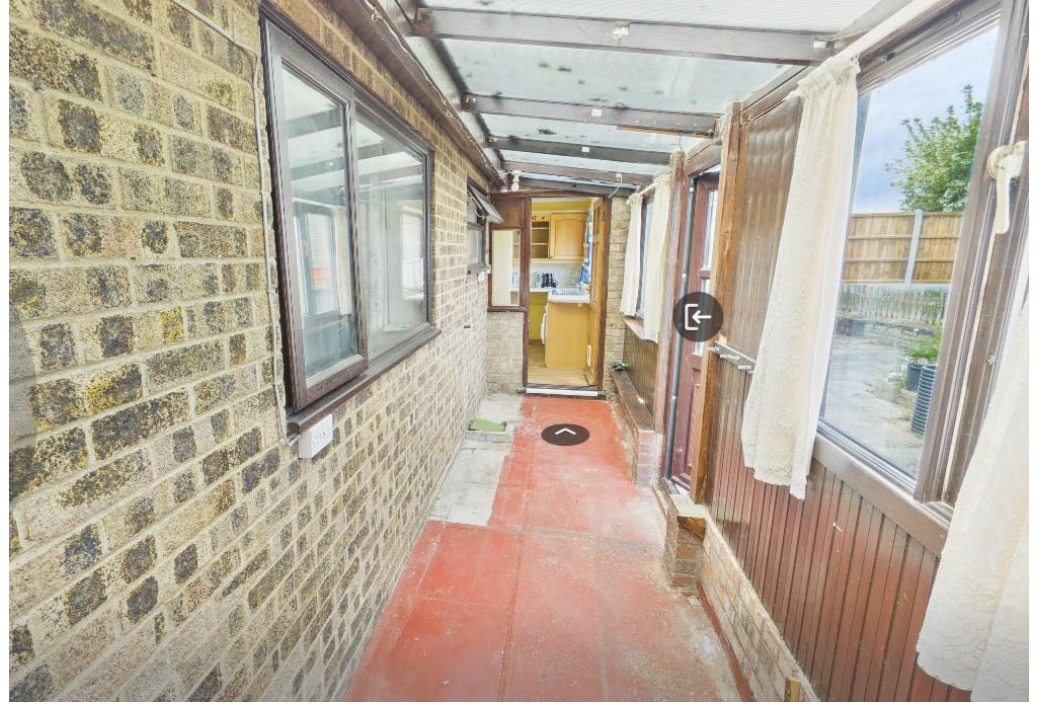
- Porch
- Hallway
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Front and Rear Gardens
- Large Garage
- Off-Road Parking



Property

As you step through the porch, a welcoming hallway connects all the rooms of the property. To your left, a spacious sitting room features a large front window, filling the room with natural light. A wood-burning stove serves as the focal point of this room. A door then leads into the study/bedroom 3, a bright room with a window overlooking the rear garden. A room to the front of the property serves as the dining room but could also be used as a bedroom. From the hall, a sliding door opens into the generously sized kitchen. This space is well-equipped with a good range of wall and base units, ample worktop space, and a convenient breakfast bar. It includes an electric cooker with an extractor fan above, a stainless steel sink positioned under a window overlooking the rear garden, and plumbing for a washing machine. A door from the kitchen leads directly to a lean-to, which provides access to the rear garden and garage. As we move back into the hallway, you'll find the shower room; a wet room equipped with a shower, WC, and hand wash basin and the two main bedrooms. The larger master bedroom is situated at the front, and next to it is another double bedroom.







Outside

The property is accessed via the driveway, which leads to the garage with up and over door. A pathway from the driveway leads to the front porch and continues around to a wooden gate, providing access to the rear garden. The front garden features a well-maintained lawn, complemented by several small bushes and a charming wishing well. The rear garden features a fenced patio area directly accessible from the lean-to, perfect for al fresco dining. An additional seating area is situated behind the garage, in front of the large wooden shed. The slightly raised lawned area includes various spaces for pots and planters, a tree, and a greenhouse. Beyond the rear fence, you'll find delightful far-reaching field views.

Location

Hillcrest is a quiet road in Chedgrave which is a very popular village with a number of shops, a pub and a church, 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, 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 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 central heating. Mains electric, water and drainage.

Energy Rating: TBA

Local Authority:

South Norfolk District Council

Tax Band: D

Postcode: NR14 6HX

What3Words: ///soups.tech.shakes

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: £250,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

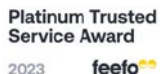
Loddon 01508 521110

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.



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