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Beauchamp Road,
Chedgrave, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Loddon - 1.0 Miles

Norwich - 11.0 Miles

Beccles - 8.3 Miles

We are pleased to offer this spacious and beautifully maintained detached bungalow, ideally located on a peaceful road in the highly sought-after village of Chedgrave, near Loddon. The property features a comfortable sitting room, a good sized kitchen, a versatile second reception room that could easily serve as a third bedroom, and a modern bathroom. Externally, the bungalow offers a large landscaped rear garden, a garage, and off-road parking.

Accommodation comprises briefly:

- Hallway
- Sitting Room
- Kitchen
- Three Double Bedrooms
- Second Reception Room/Third Bedroom
- Bathroom
- Front & Rear Gardens
- Garage
- Off Road Parking

Property

As you step through the front door, you enter the main hallway, which provides access to all the rooms in the property. Immediately to your left, a door opens into the sitting room. This inviting room features a large window overlooking the front of the property and an electric fireplace, creating a pleasant focal point. Continuing along the left side of the hallway, you'll find the good-sized kitchen located at the rear of the bungalow. The kitchen offers ample wall and base units, providing much storage. There is also plenty of worktop space, which includes a one-and-a-half bowl sink with a drainer situated under a large window that overlooks the garden. The kitchen is equipped with an integrated oven and a hob with extractor fan over, and there is dedicated space for a washing machine. There is room for a dining table and chairs and a door from the kitchen provides convenient access to the rear garden. The second reception room offers great versatility, as it could easily function as a third bedroom, a separate dining room, or a dedicated study. It also has the added benefit of direct access to the decked terrace area through the French doors. Both bedrooms are double rooms. One is located at the rear, and the other is at the front and includes overhead storage cupboards. The fully tiled bathroom features a bath with a shower overhead, a WC, and a hand wash basin.









Outside

Approaching the bungalow via this quiet road, you are welcomed by a brick-weave driveway leading to the garage and front door. Continuing around to the side of the property, a small wooden gate provides access to the rear garden. The front garden is laid to lawn with large bushes on the left side, offering privacy. The single garage includes a small workshop area at the back and also provides access to the rear garden. The rear garden is of a generous size and offers a variety of lovely seating areas. You'll find a raised patio perfect for outdoor dining, a charming paved spot under a tree for some shade, and a raised deck terrace just outside the second reception room. The rest of the garden is primarily laid to lawn and features high timber fencing along all boundaries. In front of the fencing, you'll find various well-stocked plant beds, and there is a shed located in the back right of the garden.

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 which provides excellent village amenities and services such as schools, doctors surgery, dentist, library, Post Office, optician, weekly Country Market and market, public houses and a variety of shops. There is also access to the Broads Network via Loddon Staithe and the River Chet along which there are some lovely walks. The market town of Beccles is within easy driving distance and the Cathedral City of Norwich is approximately 10 miles to the north which is the cultural and commercial centre of East Anglia, providing a full range of shops, restaurants and a direct train link to London Liverpool Street in 1 hr 54 mins.

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: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HS

What3Words: ///rational.rebel.love

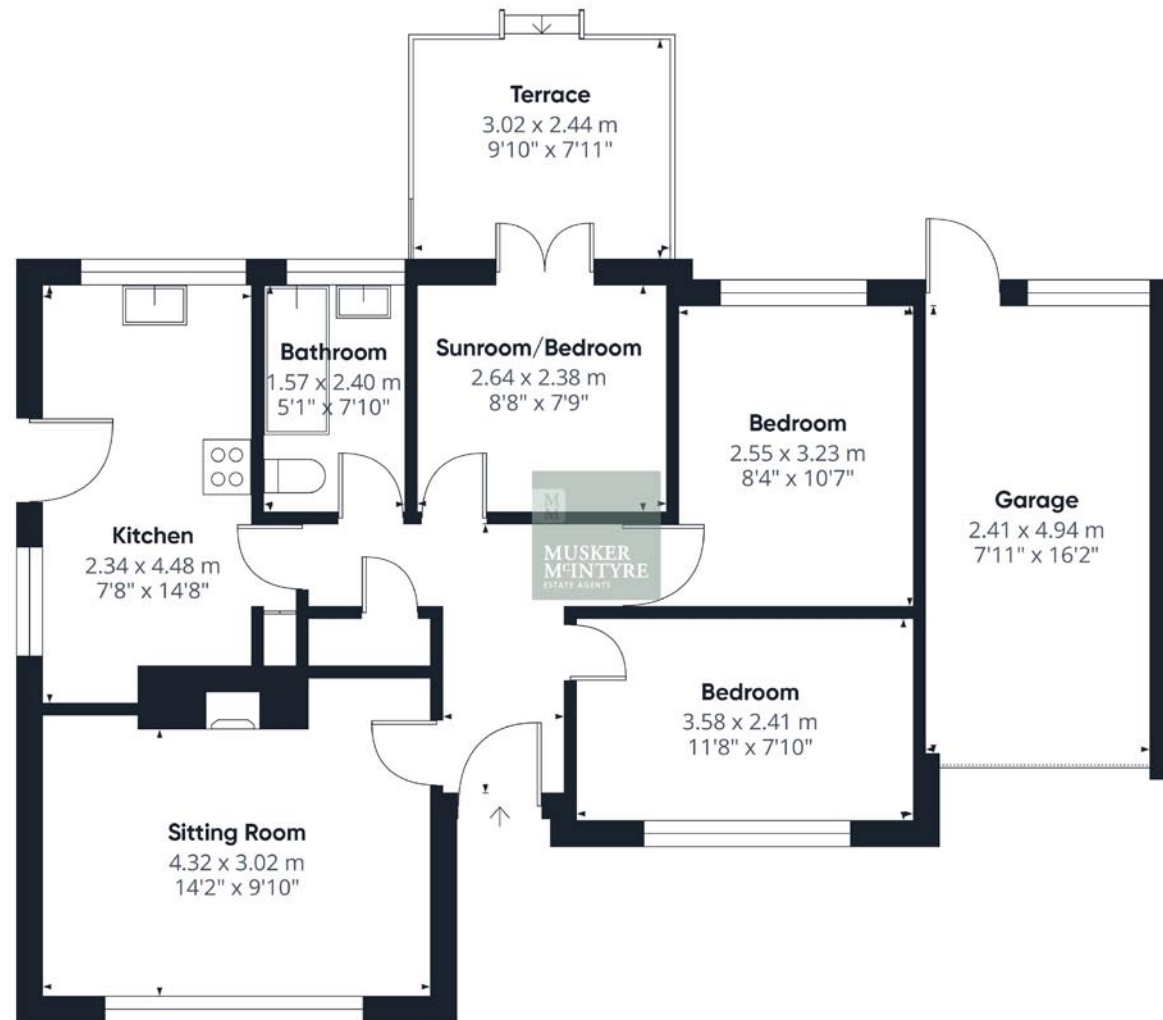
Tenure

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: £285,000



Approximate total area⁽¹⁾

70.8 m²

763 ft²

Balconies and terraces

7.5 m²

81 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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.