



10 Proctor Road | Chedgrave | Norwich | NR14 6HW

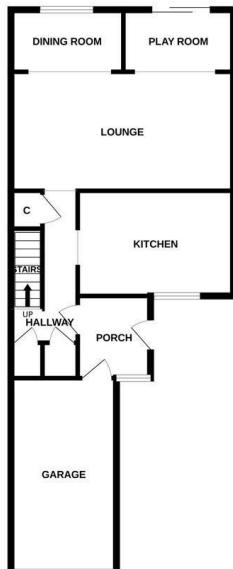
£230,000

GUIDE PRICE £230,000 - £240,000

**** EXTENDED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious and extended three-bedroom end-terrace house, tucked away in a quiet position within the sought-after village of Chedgrave. The accommodation comprises an entrance porch, hallway, kitchen, lounge, dining room, and a versatile playroom on the ground floor. Upstairs, there are three well-proportioned bedrooms and a family bathroom off the landing. Outside, the property benefits from a small front lawn and driveway providing access to a single garage, while the rear offers an enclosed garden with rear gate access. Further benefits include double glazing, gas central heating, and no onward chain. Offering excellent potential as a first-time purchase or family home, this property is sure to attract strong interest – early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and its responsibility is taken for any error, omission or discrepancy occurring in these details. Prospective buyers are advised to make their own enquiries and seek professional advice before committing to a purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition, working order or general state. Made with Metraxis ©2025

Location

The village of Chedgrave is close to the centre of Loddon with a thriving community providing all levels of schooling, various shops, takeaways, cafes, pubs and restaurants as well as the library, doctor's surgery, dentists, post office and churches. Nearby bus stops provide regular services to the heart of Norwich and Lowestoft. Suffolk heritage coast is easily accessible as are the diverse market towns of both Beccles and Bungay. Southwold is approximately twenty miles.

Accommodation Comprises

Front door to:

Entrance Porch

Door to:

Hallway

Doors to kitchen, lounge and stairs to first floor.

Kitchen 13'3" x 8'8"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge and washing machine, double glazed window.

Lounge 19'9" x 10'1"

Dining Room 9'2" x 5'4"

Double glazed window, radiator.

Play Room 9'3" x 5'4"

Sliding patio doors, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'5" x 10'1"

Double glazed window, radiator.

Bedroom Two 8'10" x 8'2"

Double glazed window, radiator.

Bedroom Three 10'1" x 6'11"

Double glazed window, radiator.

Bathroom 7'11" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, radiator, two frosted double glazed windows.

Outside Front

Lawned garden and driveway leading to a single garage.

Outside Rear

Patio area, lawned garden, enclosed by timber fencing with rear gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

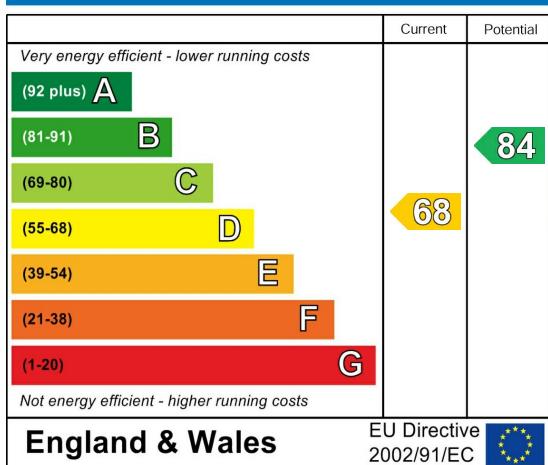
Utilities

Full fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating



Local Authority

South Norfolk District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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