



**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.





Weist every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, bedrooms, rooms and any other items are approximate and no responsibility is taken for any misinterpretation or misstatement. The plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The layout, contents and appearance should have no effect on the sale and no guarantee as to their accuracy or efficiency can be given. Made with Metaphor 10/00

## 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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