



12 Norwich Road
Chedgrave | Norfolk | NR14 6HB

 FINE & COUNTRY

SPACE TO GROW



This property presents a rare opportunity to acquire a substantial and highly versatile village home, combining generous proportions, characterful origins and a setting that places everyday convenience firmly within easy reach.

Originally the village shop, it combines character with modern comforts for family life and the possibility of multi-generational living.



KEY FEATURES

- A Substantial Detached Home situated in the Village of Chedgrave near Loddon
- The Accommodation is arranged over Three Floors
- Five Bedrooms and Two Bath/Shower Rooms
- Principal Bedroom with Separate Dressing Room
- Spacious Kitchen/Breakfast Room with adjoining Snug Area
- Three Reception Rooms including a Study
- Conservatory overlooking the Rear Garden
- Private East-Facing Garden of approximately 0.27 acres
- Extensive Driveway providing Ample Off Road Parking for Numerous Vehicles
- Walking Distance to Loddon Amenities with Easy Access to Norwich and the Broads
- The Accommodation extends to 2,759sq.ft
- Energy Rating: E

Originally a village shop, the property was converted into a private home by the current owners in 1990 and extends across three floors. The result is a home that offers both flexibility and scale, particularly well suited to family life, multi-generational living or those seeking adaptable space for working from home.

Heart Of The Home

At the heart of the house is the kitchen and breakfast room, a sociable space designed for daily living as much as entertaining. With ample cabinetry, good work surface space and room to dine, it forms a natural hub for the home. The adjoining snug softens the room beautifully, creating a more relaxed area for reading, conversation or simply keeping an eye on family life while meals are prepared. Beyond, the conservatory enjoys a delightful outlook across the garden and offers a bright additional reception space that draws the outside in.

Elsewhere on the ground floor, the layout continues to impress. A generous sitting room provides a more formal setting in which to relax, while the separate dining room is ideal for hosting family gatherings and supper with friends. There is also a dedicated study, increasingly important for modern buyers who require a practical work-from-home solution without compromising bedroom space.





KEY FEATURES

Exploring Upstairs

Across the upper floors, the accommodation remains exceptionally flexible. Five bedrooms are arranged over the first and second floors, each offering versatility depending on a buyer's needs. The principal bedroom is particularly appealing, complemented by a separate dressing room that adds both practicality and a sense of indulgence. Two bathrooms and a ground floor cloakroom support the house well and reinforce its suitability as a long-term family home.

The Gardens

Outside, the grounds are another strong feature. The rear garden extends to approximately 0.27 acres and enjoys an east-facing orientation, making it especially pleasant in the morning and through the earlier part of the day. Predominantly laid to lawn and framed by established planting, it offers privacy, space and excellent scope for outdoor dining, entertaining or family use. To the front and side, the driveway provides ample parking for numerous vehicles, an increasingly valuable asset for larger households and visiting guests.

Looking Around The Area

Chedgrave remains one of the area's most desirable village settings, closely linked with neighbouring Loddon where a range of independent shops, everyday amenities, schooling and services can be found. The Norfolk Broads are close at hand, offering scenic walks and a lifestyle shaped by water and countryside, while Norwich is easily accessible for commuting, dining and wider cultural attractions. For buyers seeking a home with presence, practicality and genuine adaptability, this property offers a compelling combination of village charm, family-friendly space and a location that continues to prove popular across South Norfolk.

























INFORMATION



On The Doorstep

Chedgrave and neighbouring Loddon offer an appealing balance of village charm and everyday convenience. Within easy reach are local shops, a village pub, schooling, bus routes and essential services, while the nearby Broads provide a wonderful backdrop for walking, boating and enjoying the wider Norfolk countryside. Loddon has long been a popular market town for those seeking a strong sense of community together with practical amenities, and Norwich is readily accessible for commuting, retail and leisure.

How Far Is It To?

Loddon - 0.3 miles
Beccles - 9 miles
Bungay - 7 miles
Norwich - 11 miles
Southwold - 20 miles

Directions - Please Scan QR Code Below

From Beccles, proceed west on the A146 towards Norwich. Continue through Hales along Beccles Road and bare right towards Loddon. Follow the road into and through Loddon. You will go onto Bridge Street and into Chedgrave, the property will be on the right hand side of the road just before a left hand bend in the road.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words..[shirtless.track.flooding](#)

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
South Norfolk Council - Band E
Freehold





Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

2759 ft²

256.3 m²

Reduced headroom

99 ft²

9.2 m²

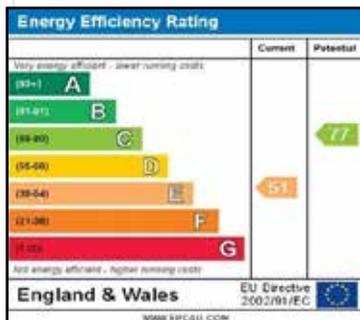
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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