



Hillside, Chedgrave - NR14 6HZ

**STARKINGS  
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HYBRID ESTATE AGENTS



## Hillside

Chedgrave, Norwich

NO CHAIN. Set within an EXCLUSIVE PRIVATE COMPLEX in the heart of Chedgrave, this impressive home offers over 1170 SQ. FT (stms) of beautifully presented accommodation, perfect for MODERN FAMILY LIVING. Enter through a WIDE HALL ENTRANCE, where stairs rise to a striking GALLERIED LANDING - creating a sense of space and light. The 14' KITCHEN/BREAKFAST ROOM is fitted with INTEGRATED APPLIANCES and ample space for dining, making it ideal for both every-day meals and entertaining. The generous 23' SITTING/DINING ROOM features FRENCH DOORS opening directly onto the garden, seamlessly blending indoor and outdoor living. Three DOUBLE BEDROOMS provide flexible accommodation for family or guests, with the PRINCIPAL BEDROOM benefitting from a BUILT-IN WARDROBE and a stylish EN SUITE. A well-appointed FAMILY BATHROOM and a convenient W.C. complete the interior. The property also boasts ALLOCATED PARKING for TWO VEHICLES, ensuring practicality and peace of mind, while the thoughtful layout offers both privacy and versatility for a range of lifestyles.



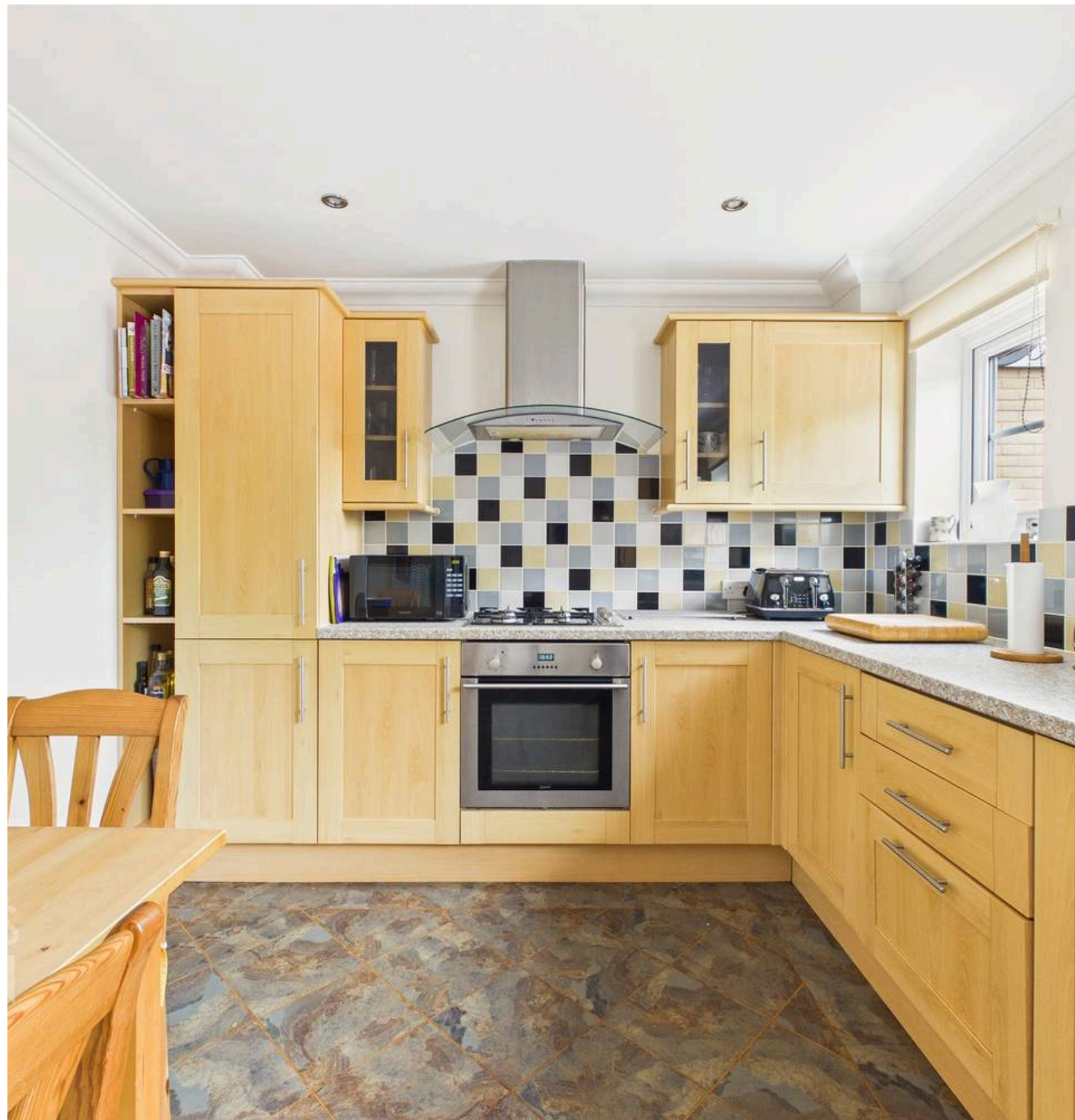
The PRIVATE REAR GARDEN is fully enclosed by BRICK WALLING and MATURE HEDGING for a high degree of privacy - laid to lawn and featuring a SPLIT LEVEL DESIGN with central steps rising to a top tier.

Council Tax band: C

Tenure: Freehold

- Exclusive Private Complex in Heart of Chedgrave
- Over 1170 Sq. ft (stms) of Accommodation
- Wide Hall Entrance & Stairs to a Galleried Landing
- 14' Kitchen/Breakfast Room with Integrated Appliances
- 23' Sitting/Dining Room with French Doors to the Garden
- Three Double Bedrooms
- W.C, En Suite & Family Bathroom
- Allocated Parking & Private Lawned Garden

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities. There is an active community with numerous activities to suit all age groups, along with a vibrant village pub. A short walk and you reach the river network, whilst Loddon is very close and provides schooling, shops, post office, doctors surgery, library, a community gym, public houses, two churches, dentist and further access to the Broads network.



## SETTING THE SCENE

Accessed via a communal residents parking area, allocated parking is provided for two vehicles with a footpath leading to the main entrance door.

## THE GRAND TOUR

The hall entrance offers the ideal meet and greet space with wood effect flooring underfoot for ease of maintenance, stairs rising to the first floor landing and a door to the ground floor W.C, finished with a two piece suite with tiled splash-backs and a heated towel rail. The kitchen/breakfast room sits to the front of the property offering a spacious room and ample space for a breakfast or dining table. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs and extractor fan. Integrated appliances include a fridge freezer, dishwasher and washing machine, with two front facing windows. The sitting/dining room runs across the width of the property, with ample space for soft furnishings and a dining table, whilst a rear facing window and French doors open up to the patio seating area. Fitted carpet can be found underfoot, with a built-in storage cupboard under the stairs.

The first floor landing offers a sun-tunnel for natural light, built-in storage cupboard and doors leading off to the three bedrooms. Each of the bedrooms is finished with fitted carpet and double glazing, with the main bedroom including a built-in double wardrobe and door to a private ensuite. The ensuite shower room includes a three piece suite with a corner shower cubicle housing a twin head thermostatically controlled rainfall shower, with aqua-board splash-backs and a heated towel rail. The family bathroom completes the property with a three piece suite including a mixer shower tap and glazed shower screen over the bath, storage under the hand wash basin, tiled splash-backs and heated towel rail.

## FIND US

Postcode : NR14 6HZ

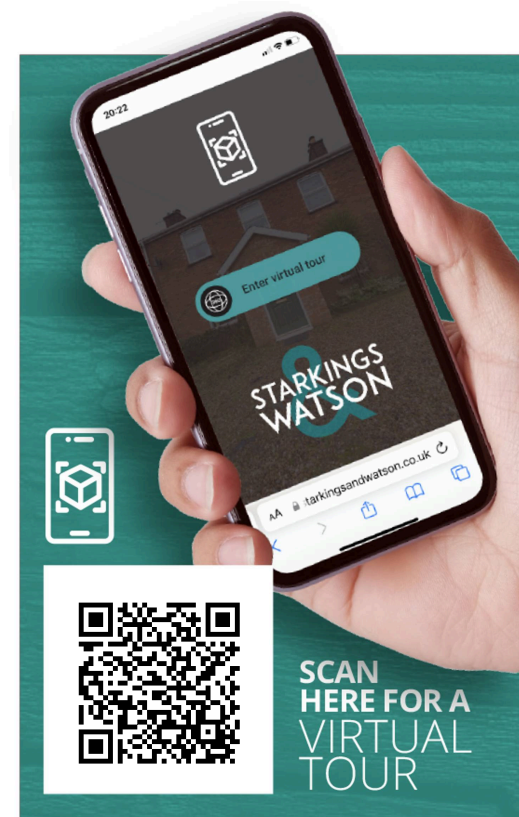
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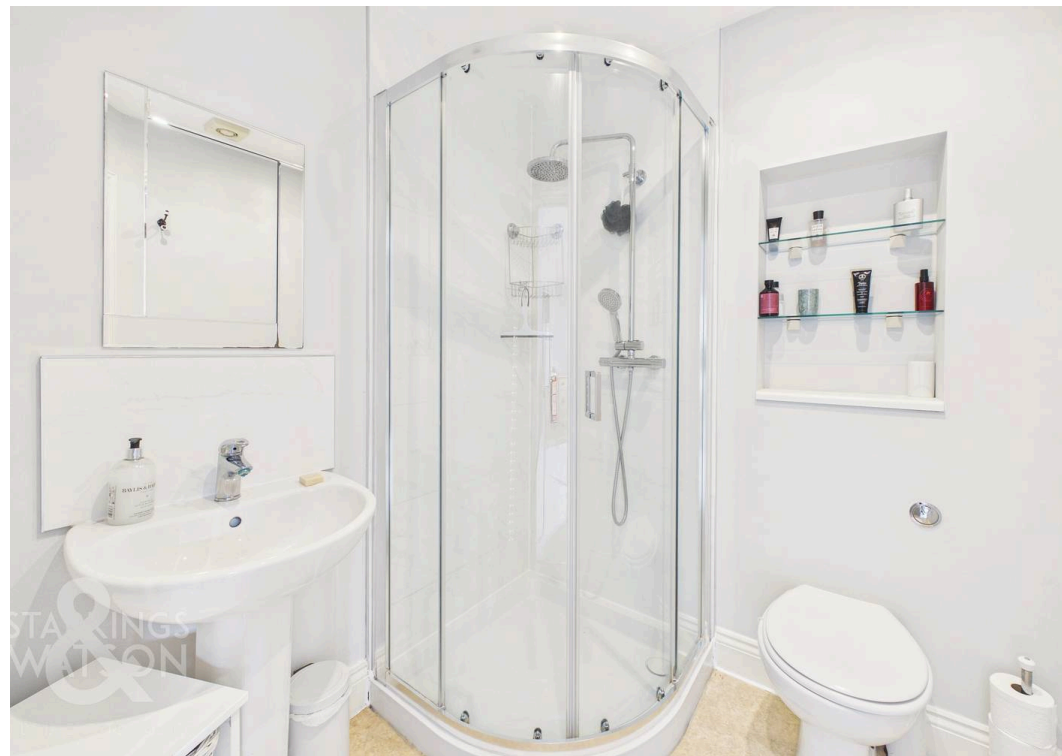
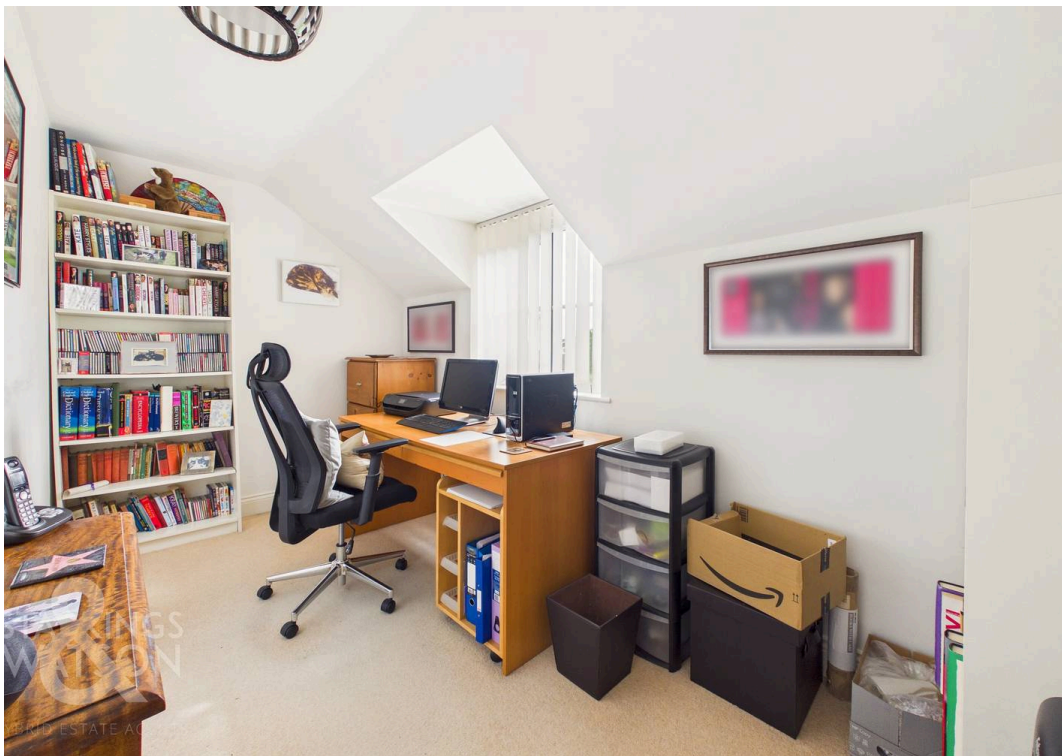
## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property sits in a private complex with residents parking and a bin store provided.







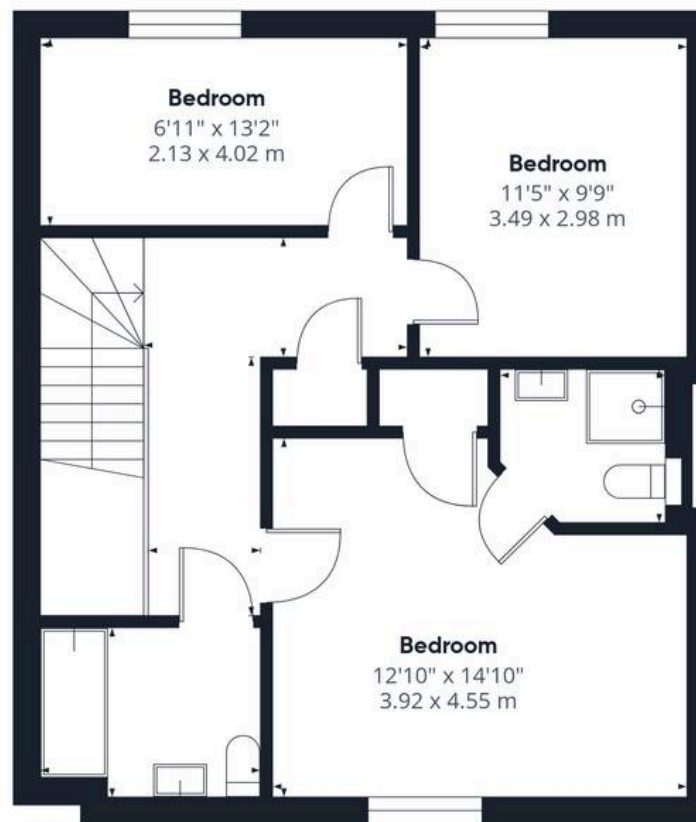
## THE GREAT OUTDOORS

The rear garden is enclosed within brick walling and mature hedging, whilst being mainly laid to lawn, with a split level approach and central steps rising to the top tier. A patio seating area can be found leading from the sitting room French doors, whilst the mature hedging offers a high degree of privacy. Gated access leads to the side, where a shared pathway leads to the parking and Langley Road.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1170 ft<sup>2</sup>  
108.6 m<sup>2</sup>

(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





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