



CHERRY TREE HOUSE, PITS LANE,
CHEDGRAVE, NORWICH NR14 6NQ



Nestled along a quiet country lane in the charming village of Chedgrave, Cherry Tree House offers a wonderful opportunity to enjoy the tranquillity of rural living while remaining conveniently positioned for nearby towns and villages

Set within a generous plot, the property enjoys a peaceful and private setting, with picturesque riverside walks and the beautiful Norfolk countryside close at hand. The accommodation begins with a useful side porch leading into an inviting entrance hall, with stairs to the first floor, under-stairs storage and a convenient ground-floor WC. To the front, the sitting room offers a wealth of character, centred around a traditional inglenook fireplace and complemented by two windows overlooking the front aspect. To the rear, the kitchen/dining room provides a sociable space for everyday living and entertaining, with two windows overlooking the garden and a built-in seating area. The kitchen is fitted with a range of base and eye-level units, an integral fridge-freezer and dishwasher, together with a water softener. A separate utility room provides additional practicality and access to the side of the property. Upstairs, there are three well-proportioned double bedrooms and a fourth, smaller bedroom currently used as a home office. The principal bedroom benefits from a generously sized en-suite bathroom

and attractive views across the surrounding area, while a separate family shower room serves the remaining bedrooms. Outside, a shared gravel driveway leads to the property's private driveway and double garage, with a studio room above offering versatile additional space for home working, hobbies or leisure use, subject to any necessary consents. Gated side access leads to the enclosed rear garden, which is mature and established, providing a delightful and secluded outdoor space in which to relax and entertain.

SERVICES

Mains electric & water, private treatment plant, oil fired heating (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

LOCAL AUTHORITY

South Norfolk. Council Tax Band – D

Shared driveway maintenance cost split annual between three properties





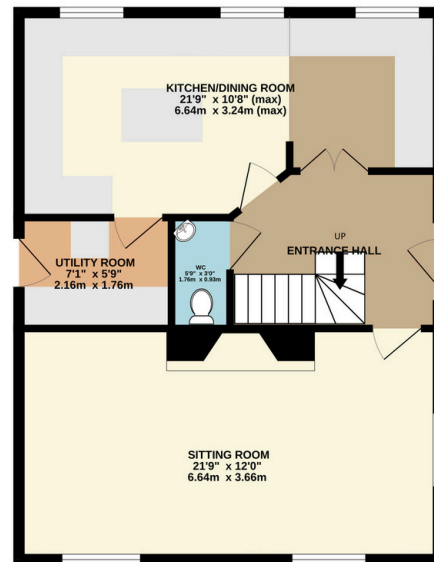
DETACHED
DOUBLE
GARAGE WITH
STUDIO ABOVE



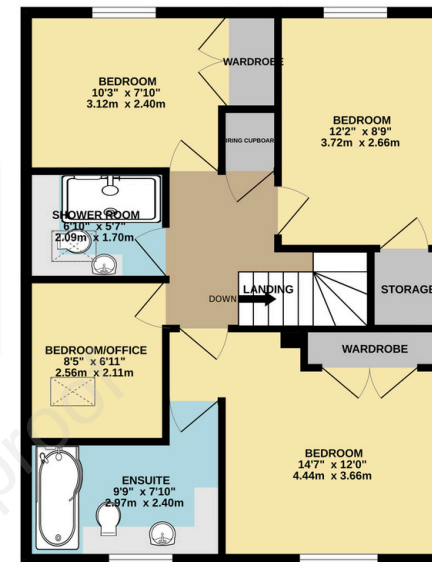


FLOOR PLAN

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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