



Proctor Road, Chedgrave - NR14 6HW

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Proctor Road

Chedgrave, Norwich

NO CHAIN. With POTENTIAL TO UPDATE and MODERNISE, this DETACHED FAMILY HOME offers an exceptional blend of TRADITIONAL CHARACTER and SPACIOUS ROOMS, perfectly positioned close to local amenities and transport links. Boasting approximately 1280 SQ. FT (stms) of versatile accommodation, this spacious property is ideal for growing families or those seeking flexible living. Step through the inviting porch and hall entrance - complete with a convenient W.C, into a series of THREE GENEROUS RECEPTION ROOMS including the SITTING ROOM with study space, DINING ROOM and CONSERVATORY, providing ample space for entertaining, relaxing, or working from home. The FULLY FITTED KITCHEN features a comprehensive range of built-in storage and cooking appliances, ensuring practicality and style for every-day living. Upstairs, THREE WELL-PROPORTIONED BEDROOMS lead off a spacious landing, are complemented by a shower room, offering comfortable private spaces for all the family. Additional highlights include a 29' INTEGRAL GARAGE, perfect for secure parking or extra storage, and a layout designed to maximise both comfort and useability, making this



home suitable for a variety of buyers. Step into the SOUTH FACING, NON-OVERLOOKED REAR GARDEN - a tranquil haven which is beautifully landscaped with an abundance of mature planting and established shrubbery, creating a leafy and private backdrop for outdoor living. The generous lawn is ideal for children or pets, while the brick-weave patio seating area extends seamlessly from the conservatory, providing the perfect spot for al fresco dining or relaxing with friends and family.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home Close to Local Amenities & Transport Links
- Approx. 1280 Sq. ft (stms) of Accommodation
- Porch & Hall Entrance with W.C
- Three Reception Rooms
- Fully Fitted Kitchen with Built-in Storage & Cooking Appliances
- Three Bedrooms & Shower Room
- 29' Integral Garage & Well Stocked Private South Facing Gardens



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

Occupying an elevated setting with a well stocked mature front garden, a brick-weave driveway offers off road parking with access to the main property and adjoining garage.

### THE GRAND TOUR

Once inside, a porch entrance with fitted carpet offers the ideal meet and greet space, with a door to the adjoining garage. The hall entrance leads off with fitted carpet underfoot and stairs rising to the first floor landing, with a useful WC concealed to one side including a two piece suite and tiled splash-backs. The sitting room leads off the hall entrance with fitted carpet underfoot and a rear facing window, with a useful study recess to one end where sliding patio doors lead out to the rear garden. A door takes you to the adjacent dining room with fitted carpet underfoot, built-in storage cupboard and an open plan aspect to the conservatory, whilst a door leads off to the kitchen. The conservatory includes dual aspect views to side and rear, with French doors leading out to the garden and fitted carpet underfoot. The kitchen offers a fitted range of wall and base level units in an u-shaped design. Integrated cooking appliances including an inset gas hob and built-in eye level electric oven, with an integrated fridge and space for a washing machine, built-in storage cupboard under the stairs, with a front facing window offering excellent natural light.

Heading upstairs, the carpeted landing offers a front facing window for natural light, with doors leading off to the three bedrooms - all of which are finished with fitted carpet, uPVC double glazing and built-in wardrobes for storage. Completing the property, the family shower room offers a three piece suite with storage under the hand-wash basin, corner shower cubicle housing a thermostatically controlled shower, tiled splash-backs, wood panelling and a built-in airing cupboard to one corner.

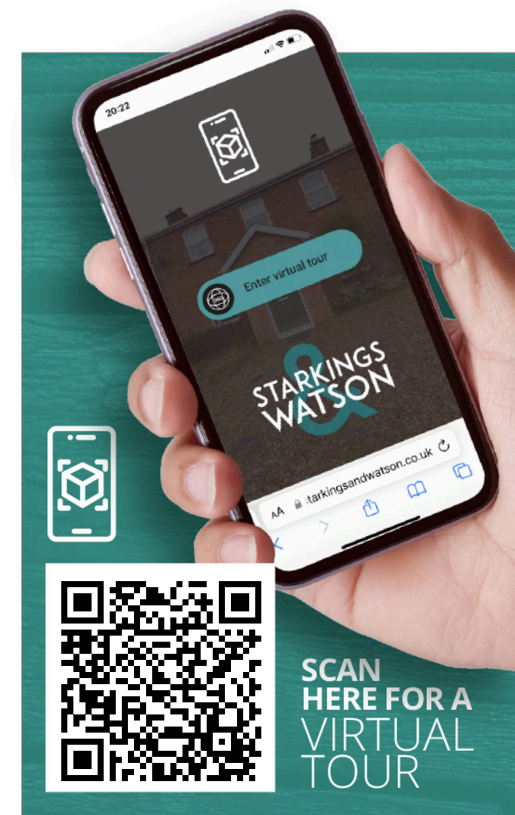
### FIND US

Postcode : NR14 6HW

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### VIRTUAL TOUR

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



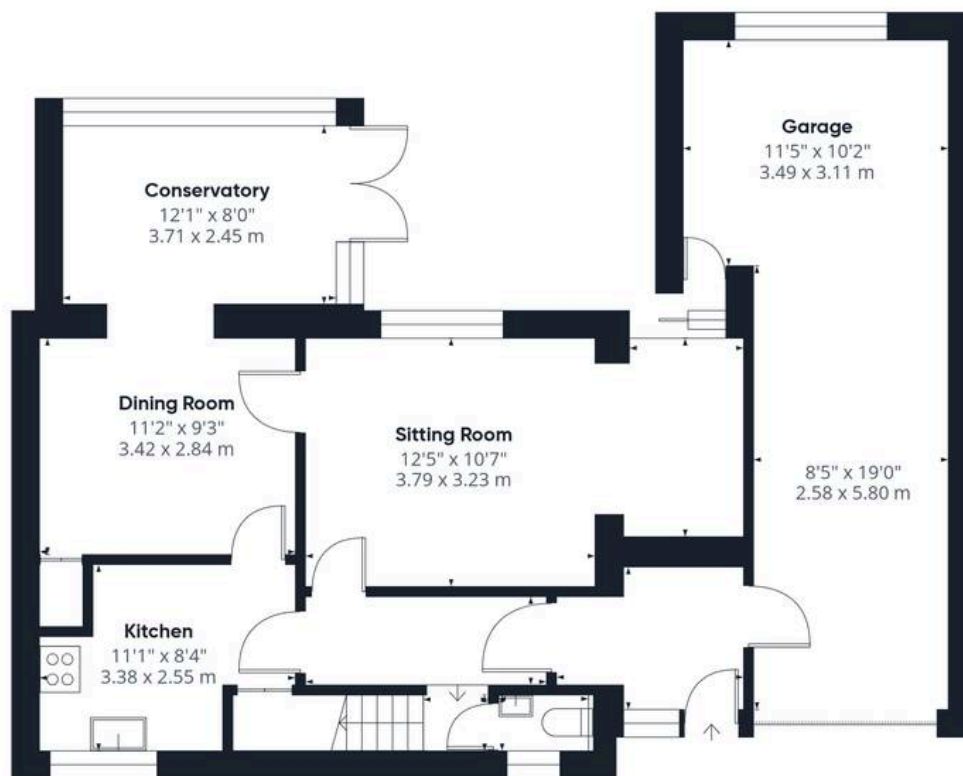




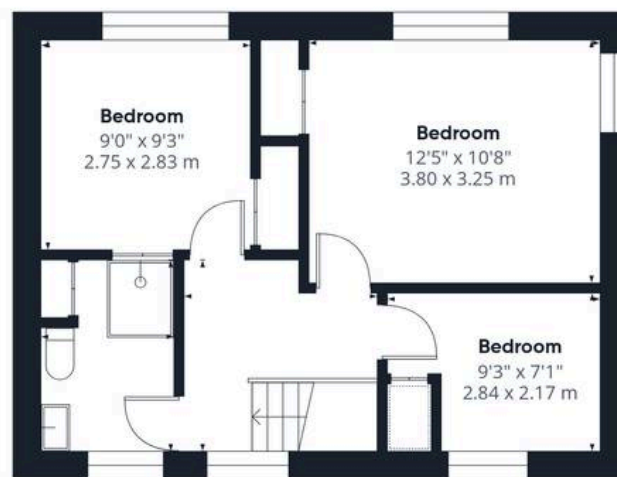
## THE GREAT OUTDOORS

Heading outside, the rear garden offers an abundance of mature planting and shrubbery, offering a green and leafy setting with panoramic views across the garden. With a non-overlooked private rear aspect, the gardens are laid to lawn include a brick-weave patio seating area extending from the conservatory, leading to the adjoining garage. The garage is accessed via an up and over door to front, with side access door and rear facing window, power and lighting.





Ground Floor



Floor 1



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

1280 ft<sup>2</sup>

119 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



## Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.