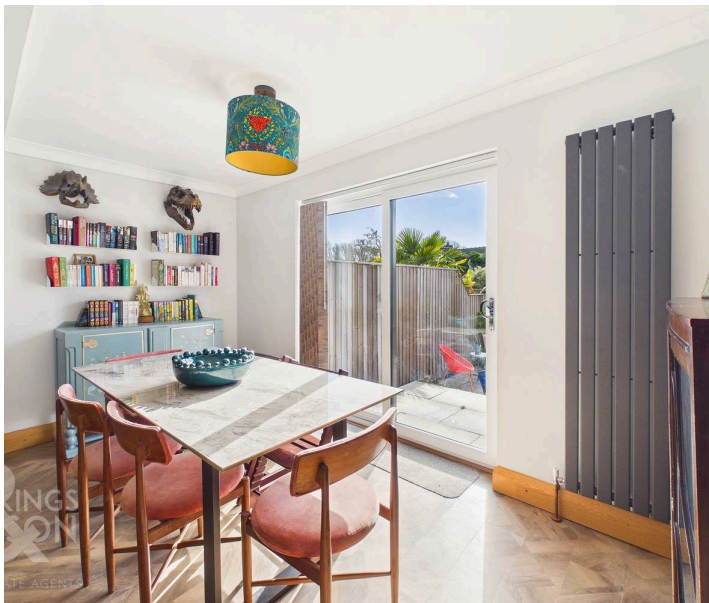




Church Close, Chedgrave - NR14 6NH

**STARKINGS  
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HYBRID ESTATE AGENTS



## Church Close

Chedgrave, Norwich

Enjoying an ENVIABLE POSITION OVERLOOKING a COMMUNAL GREEN, this EXTENDED SEMI-DETACHED HOME offers approximately 1273 sq. ft (stms) of beautifully presented accommodation, perfectly suited to MODERN FAMILY LIVING. The welcoming hall entrance features practical BUILT-IN STORAGE, leading through to an IMPRESSIVE 19' OPEN PLAN SITTING/DINING ROOM, flooded with natural light courtesy of wide patio doors that open directly onto the rear garden. The adjacent 18' KITCHEN is thoughtfully designed, providing generous worktop space and cabinetry, with a versatile INNER HALL/STUDY AREA and convenient W.C. The property further benefits from a 12' CONSERVATORY with FULL HEIGHT WINDOWS and FRENCH DOORS, seamlessly blending indoor and outdoor living. Upstairs, THREE well-proportioned BEDROOMS await, all serviced by a STYLISH FAMILY BATHROOM complete with ATTRACTIVE TILING and a contemporary RAINFALL SHOWER. Additional highlights include INCOME GENERATING SOLAR PANELS, enhancing the home's efficiency and appeal. The rear garden is FULLY LANDSCAPED, beginning with a generous patio area that flows directly from both the conservatory and sitting room, creating the perfect environment for alfresco dining and entertaining. Stepping down, a lush lawn is framed by mature planting and shrubbery, with TIMBER PANEL FENCING

and dense hedging along the rear boundary ensuring a HIGH DEGREE OF PRIVACY. At the far end of the garden, a second patio seating area provides a tranquil retreat, accompanied by a TIMBER BUILT STORAGE SHED, handy LOG STORE, and a DEDICATED WORKSHOP for hobbies or additional storage. The GARAGE is equipped with an ELECTRIC ROLLER DOOR, side access, power, and lighting

Council Tax band: C

Tenure: Freehold

- Extended Semi-Detached Home Overlooking Communal Green Space
- Approx. 1273 Sq. ft (stms) of Accommodation
- Hall Entrance with Built-in Storage
- 19' Open Plan Sitting/Dining Room with Patio Doors to Rear
- 18' Kitchen with Inner Hall/Study Space & W.C
- 12' Conservatory with Full Height Windows & French Doors to Garden
- Three Bedrooms
- Family Bathroom with Attractive Tiling & Rainfall Shower

Situated on the border of Loddon & Chedgrave, the property is situated within a quiet cul-de-sac and 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 Chet Valley 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

Overlooking communal open green space, and approached via an attractive plum state frontage with a range of mature planting and shrubbery, a hard standing footpath takes you to main entrance door, with a tandem driveway and garage to the side.

## THE GRAND TOUR

Once inside an attractive meet and greet space with wood effect flooring can be found, with stairs rising to the first floor landing and useful built-in storage cupboard space below. A part-glazed door leads off to the kitchen whilst a further door takes you to the main living space. Fully open plan as a sitting/dining room with views across the rear garden via the rear facing sliding patio doors, a cast iron wood burner creates a focal point to the room with a tiled hearth and herringbone style flooring underfoot. There is ample space for soft furnishings and a dining table, with a further part glazed door taking you to the adjacent kitchen - with the u-shaped arrangement of wall and base level units including integrated cooking appliances, with an inset gas hob and built-in electric double oven with tiled splashbacks and extractor fan. The front facing window floods the room with natural light with space provided for a fridge freezer, washing machine and dishwasher. Tiled effect flooring flows underfoot with a door taking you to an inner lobby which creates the ideal home office or study space, with built-in storage and work surface, with double doors taking you to the conservatory. A further door leads off to ground floor W.C with a white two piece suite including a side facing window, tiled splashbacks and wood effect flooring. The conservatory extends the living space with French doors leading out to the rear garden, where full height windows offer attractive views across the garden, with tile floor underfoot. This easy to maintain room offers a versatile range of uses.

Heading upstairs, the carpeted landing offers an attractive and eye catching decor with built-in storage and front facing window overlooking the communal green space. Doors lead off to the three bedrooms - each of which is finished with fitted carpet and uPVC double glazing with the main bedroom including a large built-in wardrobe with side doors and the smallest bedroom including a built-in storage cupboard over the stairs.

Serving all three bedrooms is the modernised family bathroom with the white three piece suite including an attractive tiled splash-back with a thermostatically controlled rainfall shower with a heated towel rail and built-in storage under the hand wash basin.

## FIND US

Postcode : NR14 6NH

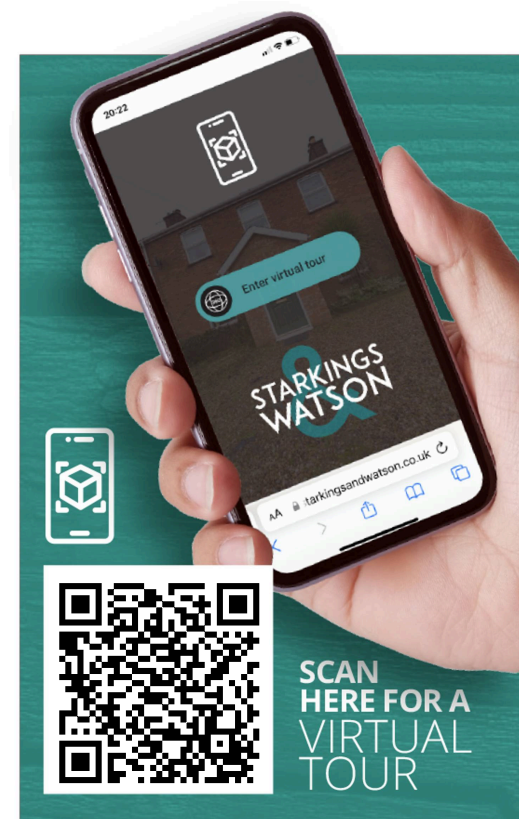
What3Words : ///mason.romantics.grand

## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge is due for the upkeep of the communal green space. The central green is partly owned by this property and the surrounding neighbours.

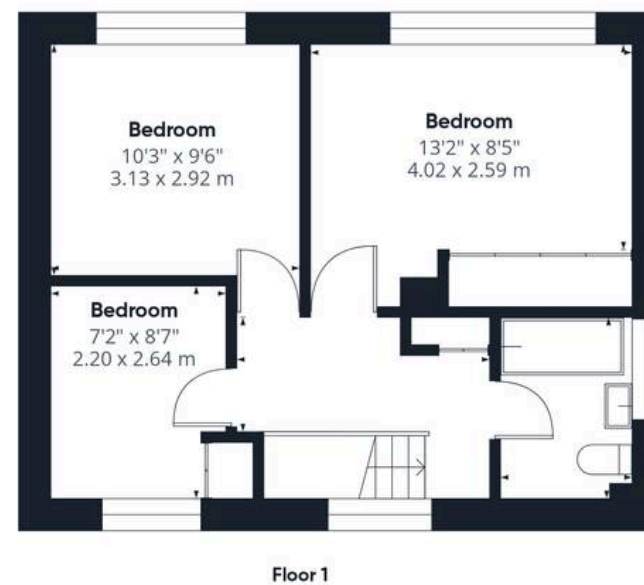
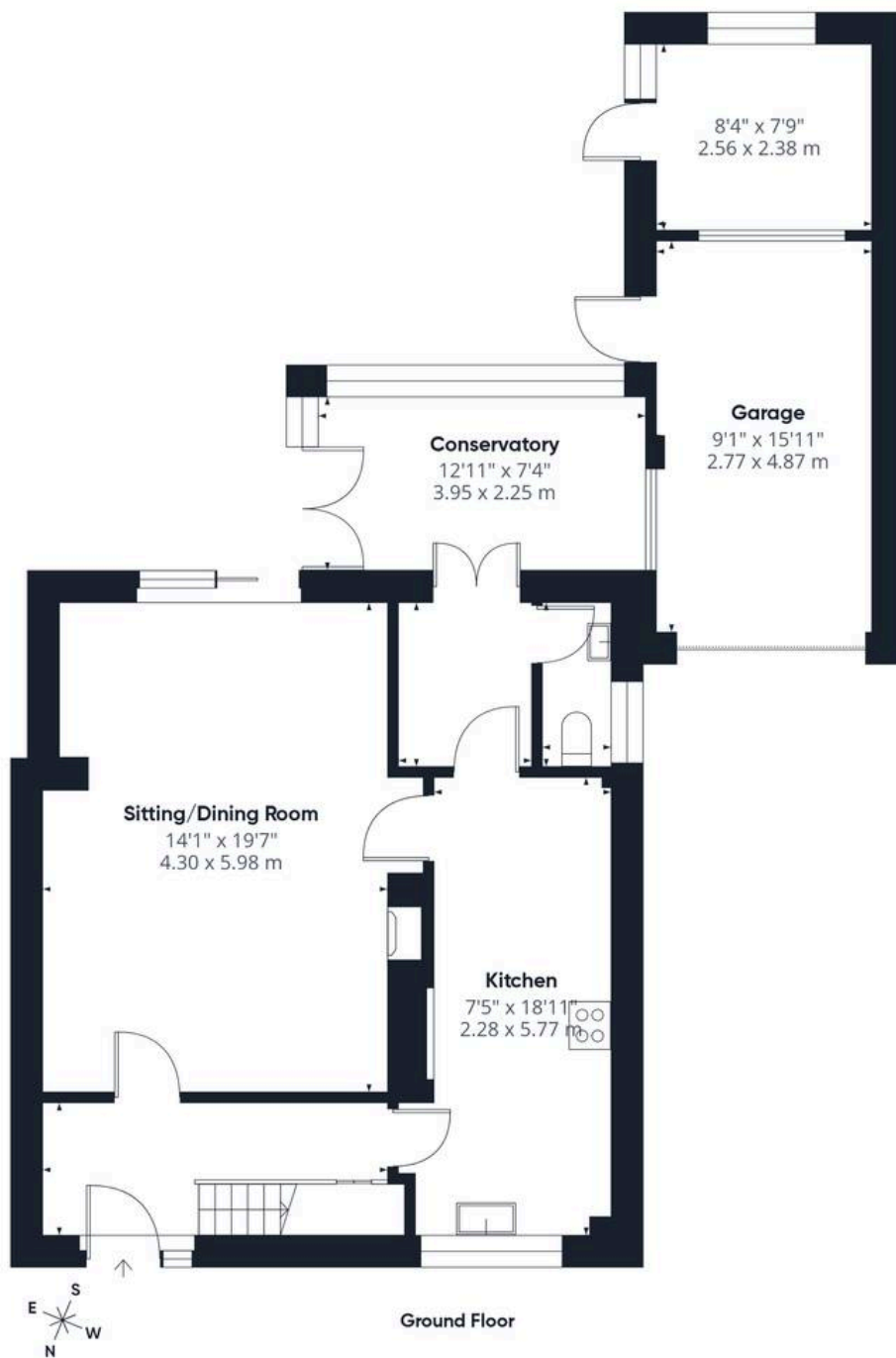




## THE GREAT OUTDOORS

Heading outside, the rear garden has been fully landscaped to include a large patio seating area extending from the conservatory and main sitting room patio doors. Stepping down, the patio opens up with a lawned expanse sitting opposite, all enclosed within timber panel fencing. Mature hedging on the rear boundary offers a high degree of privacy with a range of mature planting and shrubbery, and a further patio seating area at the far end of the garden with a timber built storage shed, log store and potential storage/workshop. The garage offers further storage with an electric roller door to front, door to side, power and lighting.





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

1273 ft<sup>2</sup>  
118.3 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/)

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