



*Chapel Meadow,*  
Kirby Cane, Norfolk



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

We are pleased to offer CHAIN FREE a spacious three-bedroom detached bungalow in the sought-after village of Kirby Cane. Internally, the property features one/two reception rooms, a kitchen with a useful utility room, and a shower room. Outside, the property benefits from a low maintenance front garden with off-road parking, a garage, and a good-sized rear garden.

#### Accommodation comprises briefly:

- Hallway
- Sitting Room
- Kitchen
- Utility Room
- Shower Room
- Two Double Bedrooms
- Third Bedroom/Second Reception Room
- Enclosed Rear Garden
- Low Maintenance Front Garden
- Garage
- Off Road Parking



#### Property

The front door opens into a hallway providing access to bedroom three, a versatile space that can also serve as a second reception room or study, and to a second hallway leading to the remaining rooms. Bedroom three features French doors that open directly to the rear garden. Accessible from the second hallway, there are two double bedrooms situated to the rear of the property. Bedroom one features a semi-fitted wardrobe, which is included in the sale, while bedroom two benefits from a built-in wardrobe. The shower room is fitted with a large shower cubicle, a wash basin in a vanity unit, and a WC. The adjacent kitchen is well-equipped with a range of wall and base units, a one-and-a-half bowl sink, and integrated appliances including an electric oven, a hob with an extractor, dishwasher and a fridge. There is also space for a small dining set and a large fridge/freezer if required. Doors from the kitchen lead to the sitting room and the utility room. The utility room houses the boiler and a washing machine which is included in sale, and offers access to the rear garden. The spacious, dual-aspect sitting room features a central fireplace with a grey tiled mantle and a free-standing electric fire as a focal point.



## Outside

The property is approached via a tarmac driveway providing off-road parking for one to two vehicles. This leads to the front entrance and a garage with a roller door, power, and lighting. The low-maintenance front garden is finished with shingle, and a side path leads to a gate providing access to the rear as well as convenient access to the utility room. The rear garden is primarily laid to lawn, fully fenced for privacy, and bordered by mature flower beds with a variety of plants and shrubs. A paved path surrounds the property, leading to a small patio area outside the French doors of the third bedroom/second reception room. Additionally, the garden includes a timber shed and the property's oil tank.

## Location

This property is located in a quiet cul-de-sac within the sought-after village of Kirby Cane. The village offers a local shop and newsagents, a primary school, a playground, a church, and the renowned Olive Tree restaurant. A short drive away are the market towns of Beccles and Bungay, both situated on the River Waveney. These towns provide an excellent range of amenities, including schools, antique shops, restaurants, a theatre, and a public hall. Leisure facilities in the area include indoor and outdoor swimming pools and a golf club. The Cathedral City of Norwich is a 30-minute drive to the north, offering a mainline train link to London Liverpool Street in under two hours. Additionally, the Suffolk heritage coastline, featuring the popular beaches of Southwold and Walberswick, is approximately 16 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Oil fired central heating and hot water, mains electricity, water and drainage.

Energy Rating: D

## Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR35 2PR

What3Words: //just.mental.turntable

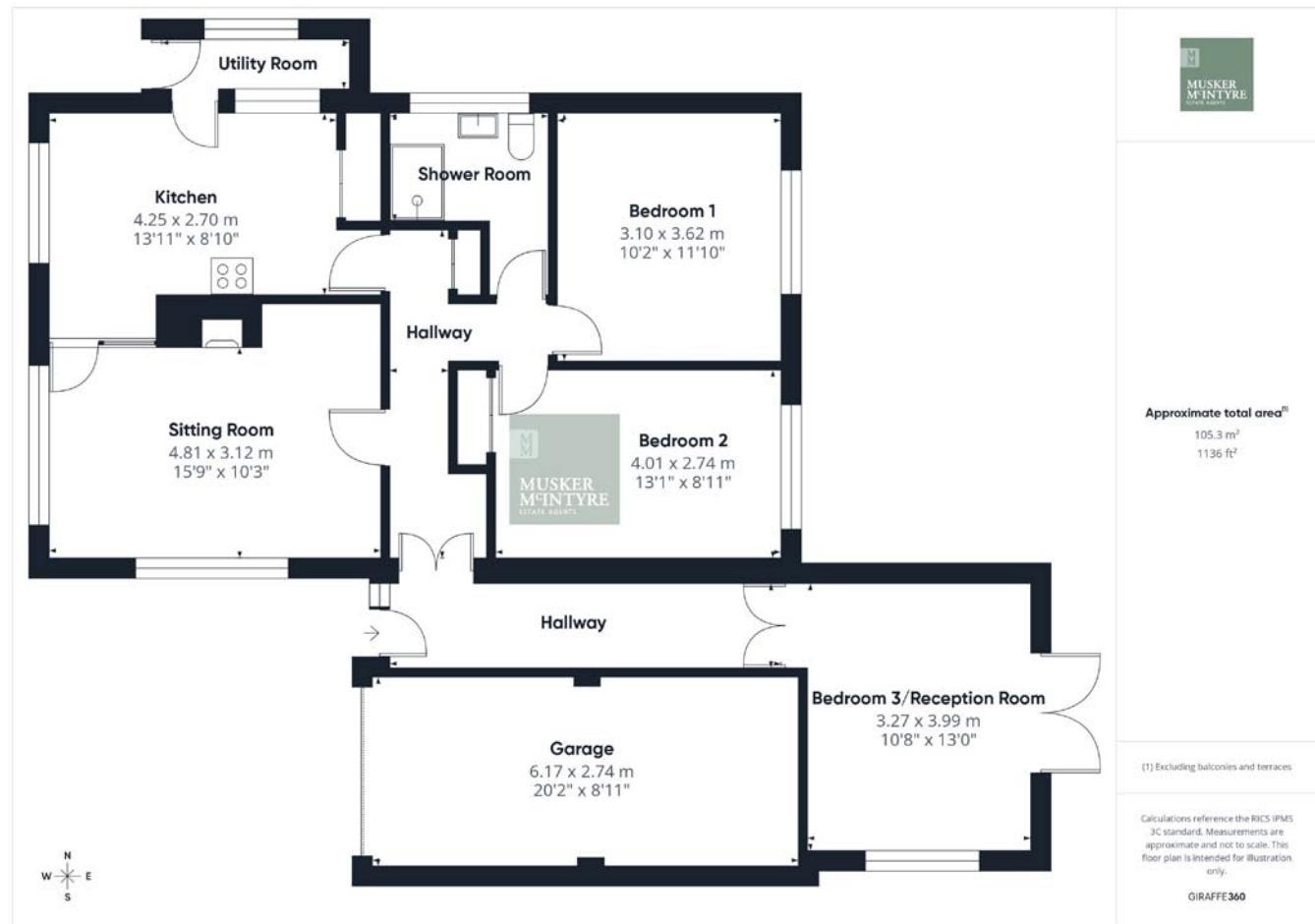
## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £275,000



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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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