



Grebe Drive, Chedgrave - NR14 6GH



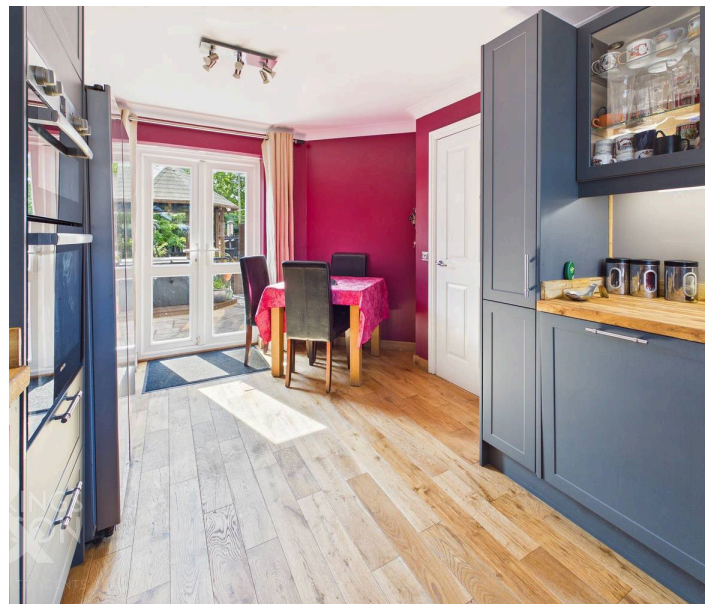
HYBRID ESTATE AGENTS



Grebe Drive

Chedgrave, Norwich

NO CHAIN. Presenting this UPDATED and MODERNISED SEMI-DETACHED HOME, offering over 1038 SQ. FT (STMS) of well-planned accommodation, perfectly suited for family living or those seeking flexible spaces to work from home, whilst overlooking GREEN SPACE and the VILLAGE HALL. Step through the welcoming HALL ENTRANCE, where a convenient W.C. sets the tone for practical living. The impressive 17' DUAL ASPECT SITTING ROOM is flooded with natural light, creating a warm and inviting atmosphere for relaxing or entertaining. At the heart of the home, discover the 15' 2024 RE-FITTED KITCHEN/DINING ROOM, beautifully appointed with quality finishes and offering direct access to the garden through elegant FRENCH DOORS. The GARAGE CONVERSION, accessed independently, provides a superb HOME OFFICE, playroom, or creative studio, ensuring ample flexibility for modern lifestyles. Upstairs, THREE GENEROUS BEDROOMS await, including a PRINCIPAL BEDROOM with its own EN SUITE SHOWER ROOM, while a contemporary FAMILY BATHROOM serves the remaining bedrooms.



Throughout the property, stylish flooring, neutral décor, and thoughtful storage solutions offer comfort and convenience, making this a truly move-in ready home for a variety of buyers. The REAR GARDEN has been tastefully landscaped to offer a LOW MAINTENANCE lifestyle, featuring a large ARTIFICIAL LAWN that remains green year-round. Timber fence boundaries provide a sense of privacy, while a spacious PATIO SEATING AREA extends directly from the kitchen French doors, creating the perfect spot for ALFRESCO DINING or summer gatherings. Off road PARKING is located on the DRIVEWAY and adjacent ALLOCATED PARKING SPACE.

Council Tax band: C
Tenure: Freehold

- No Chain!
- Updated & Modernised Semi-Detached Home
- Over 1038 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C & 17' Dual Aspect Sitting Room
- 15' Re-fitted Kitchen/Dining Room with French Doors to Rear
- Garage Conversion with Independent Access - Ideal as a Home Office
- Three Bedrooms
- En Suite Shower Room & Family Bathroom



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

With a well manicured and planted frontage, a brick-weave driveway sits adjacent offering off road parking with direct access to the garage conversion. A further parking space is located at the end of the row of properties.

THE GRAND TOUR

Heading inside, the hall entrance offers oak wood flooring underfoot and a front facing window, while stairs rise to the first floor landing, and a built in storage cupboard sits below. A door leads off to the main sitting room enjoying dual aspect views to front and rear, with French doors leading out to the rear patio. A feature fireplace creates a focal point to the room with oak wood herringbone style flooring underfoot. The ground floor WC leads off the main hall entrance having been re-fitted with a modern two piece suite including a vanity unit with storage cupboard below and tiled splash-backs. The kitchen/dining room also enjoys dual aspect views to front and rear, with French doors to the rear garden, and a u-shape arrangement of contemporary wall and base level units, sitting under solid wood work surfaces, housing integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Matching up-stands run around the work surface, with integrated appliances including a dishwasher and washing machine, while space is provided for an American style fridge freezer. Wood flooring flows underfoot with ample space for a dining table.

The garage conversion sits independent of the main property with a door to front and sliding patio doors to the rear garden, offering a versatile space with wood flooring underfoot, power and lighting.

Heading upstairs, the light and bright landing offers a front facing window and loft access hatch above, with doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The larger bedroom includes a built-in storage cupboard and door to a private ensuite shower room - finished with a white three piece suite, shower cubicle including a walk-in shower cubicle with tiled splash-backs and twin head thermostatically controlled rainfall shower. Completing the property, the family bathroom offers a white three piece suite with a mixer shower tap over the bath, tiled splash-backs and heated towel rail.

FIND US

Postcode : NR14 6GH

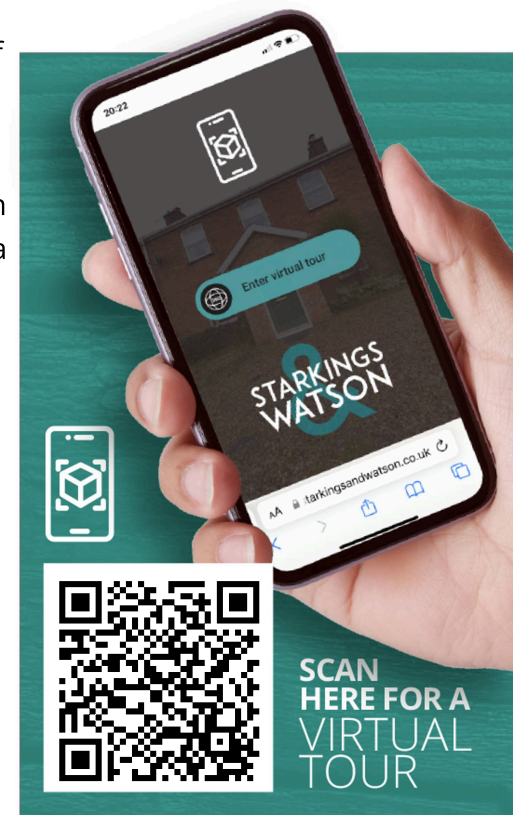
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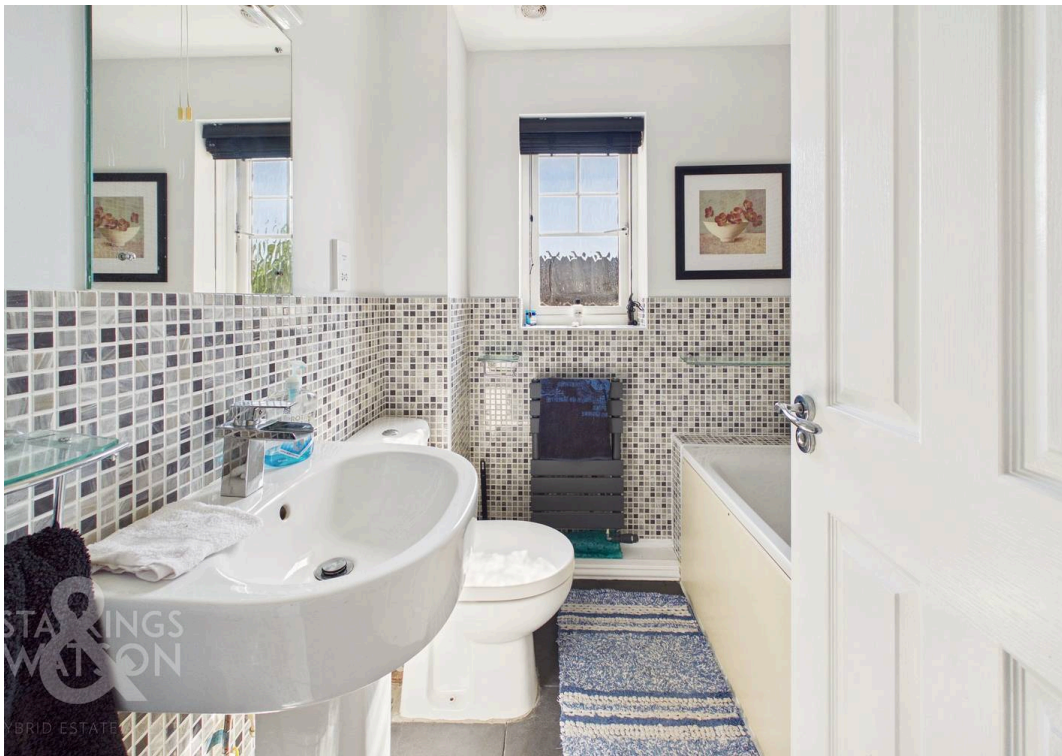
VIRTUAL TOUR

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

AGENTS NOTES

The garage conversion is not signed off with building regulation approval and is sold as a storage space. The current vendor uses the garage conversion as a home office. The loft has been boarded out with storage space with drop down ladder.

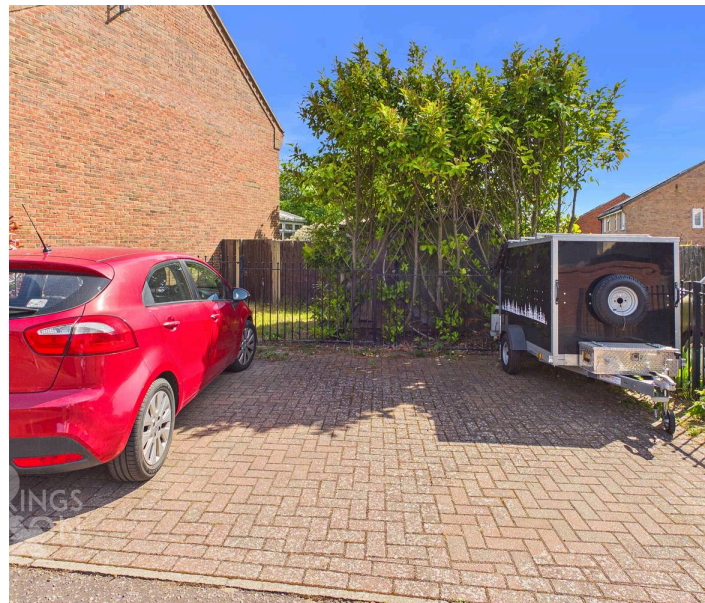






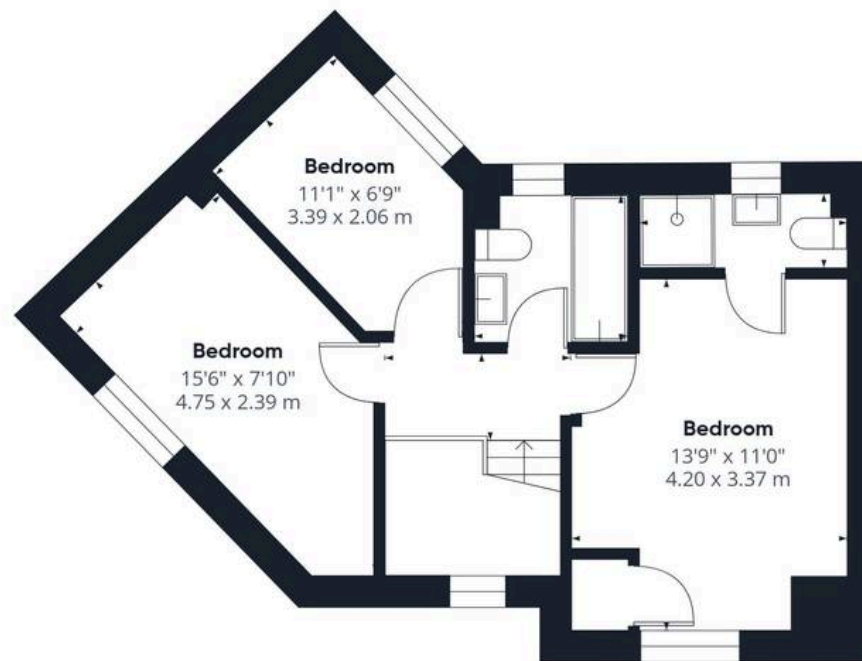
THE GREAT OUTDOORS

Heading outside, the rear garden has been landscaped over the years, whilst enjoying timber fence boundaries for privacy. A main large artificial lawned expanse includes a patio seating area extending from the kitchen French doors, with ample space for alfresco dining, whilst also including a timber built pergola and a hot tub. A low level picket fence and gated leads to the artificial lawn section, with a feature cherry tree at the rear and timber built storage shed, with an outside water supply installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1038 ft²

96.5 m²

(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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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.