

Proctor Road,
Chedgrave, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

Loddon Town Centre - 0.6 miles
Norwich - 11.2 miles
Beccles - 13.5 miles
Southwold & The Coast - 20 miles

Situated on this popular road, we are delighted to present this spacious, detached Bungalow set in the popular village of Chedgrave.The property offers excellently appointed accommodation comprising two double bedrooms, sitting room, kitchen/dining room & bathroom. Outside the corner plot enjoys a southerly aspect at the rear with extended gardens leading from both the front and rear of the bungalow into the corner plot. At the front an attractive garden frames the driveway which leads to the attached garage. The property is offered with no onward chain.



Accommodation comprises briefly:

- Entrance Hallway • Sitting Room
- Kitchen/Dining Room • Master Bedroom
- Further Double Bedroom
- South Facing Rear Garden
- Garage • Ample Off Road Parking

Property

Stepping through the front door we are welcomed by the generous, central entrance hall where the feeling of space and natural light that flow throughout the property are instantly apparent. Set to our left we find the living areas whilst to the right we find the bedrooms. The bathroom is set a the head of the hall and a large storage cupboard houses the hot water tank. Stepping to the immediate left as we enter we find the sitting room. This room offers a superb space which enjoys a view of the front and side gardens from the dual aspect windows which fill the room with light. A feature fireplace provides a cosy focal point to the room and offers the option for an open fire or wood burner (subject to the correct checks). Back in the hall we step to the rear and find the kitchen/dining room, another surprising space that enjoys a window looking onto the rear gardens and a door leading to the same. The kitchen is fitted with a range of modern wall and base units. Space and provision for our kitchen appliances and ample space is made for family dining. Back in the hall we pass the bathroom where a modern white suite is complimented by tiled splashbacks. Adjacent we find the main bedroom offering ample space for a double bed and enjoying a view of the rear garden. At the front we find a second well proportioned double room that looks onto the generous driveway and garden. This completes the accommodation.







Outside

Approaching the property from Proctor Road we arrive on the generous driveway providing ample off road parking and leading to the attached, single garage, from here a path leads us across the front of the bungalow passing the front door and contiuning to the side where a gate opens to the rear. The front garden offers a variety of planted beds filled with shrubs and perennial plants framing the frontage space with colour. At the rear the garden enjoys a southerly aspect. The garden is laid to lawn and framed with a newly errected timber fencing, the oil tank has recently been replaced and a door leads into the rear of the garage. On th eastern boundary the garden extends into the limit of the corner plot providing an excellent additional area that could easily be included within the rear garden boundary.

Location

Proctor Road is a quiet residential road, set in the popular South Norfolk village of Chedgrave, the village enjoys a number of shops, a pub, a church and it is within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Oil fired central heating. Mains electricity, drainage and water.

Energy Rating: E

Local Authority:
South Norfolk District Council
Tax Band: C
Postcode: NR14 6HT

What3Words: ///vessel.mountain.calculate

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: £240,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Halesworth	01986 888205
Bungay	01986 888160

www.muskermcintyre.co.uk

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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