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Grebe Drive,
Chedgrave, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

A superb opportunity to purchase this uniquely designed, modern, three bedroom, family home situated in a popular residential area in the South Norfolk village of Chedgrave offering a good range of local amenities and well regarded schools. The property offers a new owner the opportunity to put their own stamp on the home whilst completing a cosmetic update and redecoration. Outside the driveway leads to the attached garage whilst at the rear the enclosed garden enjoys a southerly aspect. Offered with No Onward Chain this is a must see!

Accommodation comprises briefly:

- Entrance hall
- Living Room
- Cloakroom
- Kitchen/Breakfast Room
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage & Off Road Parking



Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and superb amounts of natural light that flow throughout are instantly apparent. The stairs rise in the center of the hallway and a large cupboard offers a storage solution. The cloakroom leads off the hall set between both the living room and kitchen/breakfast room. The kitchen/breakfast room enjoys a dual aspect with a window to the front and French doors opening to the garden. A range of fitted wall and base units line one end of the room with a fitted oven and hob whilst the sink is set below the window. Space is made for our kitchen and laundry appliances whilst by the French doors we find space to dine. At the opposite end of the hall the sitting room again boasts a dual aspect with French doors leading to the garden. A fitted media wall of shelving features. Climbing the stairs we pass a window and arrive on the landing. To our right we find the first two generous bedrooms which are served by the family bathroom. The bathroom offers a white suite with bath and shower over, wash basin and W/C. Completing the accommodation the master bedroom boasts fitted wardrobes and an en-suite shower room.







Outside

The property is approached by a brick weave driveway providing off road parking and leading to the garage with light and power and a remote control roller door. At the front of the property there is a small garden area with various shrubs and a path leading to the front door. At the rear French doors open from both the living room and kitchen/breakfast room onto a patio. The remainder of the garden is laid to lawn which extends behind the garage. The space is enclosed by timber fencing and enjoys a southerly aspect. An additional parking space belongs to the property and is set beside the neighbouring house.

Location

The house is well positioned in a quiet location in the centre of Chedgrave, which is a very popular village with a number of shops, a pub, a church and within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out 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 are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

All mains services connected, gas fired central heating and hot water.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6GH

What3Words: ///falls.lazy.stupidly

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: £225,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

Halesworth 01986 888205

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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