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*Norwich Road,
Chedgrave, Loddon*



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ESTATE AGENTS

Offered with NO ONWARD CHAIN, an idyllic cottage enjoying woodland and river frontage. The property has been sympathetically restored and modernised whilst retaining an abundance of period features and boasts a spacious living room and kitchen dining area with a rear lobby and ground floor bathroom whilst two double bedrooms and a large cloakroom are found on the first floor. Outside a patio terrace leads to the large formal garden area whilst crossing the footbridge opens to an extensive woodland (0.29 acre stms) which enjoys a water frontage on the River Chet. Viewing is essential to appreciate the unique opportunity the property presents.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Breakfast Room
- Rear Lobby
- Downstairs Bathroom
- Master Bedroom
- Second Double Bedroom
- First Floor Cloakroom
- Brick Workshop • Summer House
- Formal Gardens
- 0.29 (stms) Woodland with River Frontage



Property

Entering the property in true 'Norfolk Style' we are welcomed by the rear lobby providing the perfect space for our coats and boots after exploring your own River Side woodland. Stepping into the property to our left is the downstairs bathroom which echoes the modern country cottage décor found throughout the home. There is a stand-alone bath, hand washbasin, WC and wood flooring. To the right of the hallway is the kitchen dining room which presents a wealth of character through its many features, such as the decorative fireplace. The kitchen itself is modern, fitted with hand painted oak cream wall and base units and solid beech worktops, incorporating an integrated fridge/freezer and integrated slim line dishwasher. There is an 'Eka' electric oven and hob with extractor and a one and a half bowl sink overlooking the views of the garden and beyond. The main sitting room is located to the front of the property with a large window which allows light to flood into the room. Full of character and of good size, the sitting room has solid oak floor and a fully functioning wood burner and built in cupboards. The Norfolk winder stairs lead from the sitting room and take you to the first floor where a master bedroom can be found overlooking the front of the property. There is a spacious built in wardrobe and original feature fireplace. A further double bedroom can be found to the rear with views onto the garden, woodland and river beyond. The large cloakroom completes the accommodation offering the space to add a bath or shower or return to a third bedroom should a new owner wish.







Outside

The front of the property is accessed via a cast iron gate which leads past the front courtyard and to the front door whilst to the side of the house a shared walkway leads to the raised patio terrace where we enjoy a view over the garden and woodland beyond. The property has a large brick workshop, shed and woodstore in place. Steps lead down to the formal garden which is filled with colour and scent from the planted beds. Passing the hedging the garden comes into its own, a summer house is positioned looking onto the woodland whilst a footbridge crosses the beck into this wonderful space. Extending to 0.29 acre (stms) this enchanting space provides a haven for wildlife and wildflowers, stepping through the woodland area and finally arriving at the River Chet boasting a most idyllic spot to escape the world.

Location

Norwich Road is located in the popular village of Chedgrave, a Broadlands village neighbouring the historic south Norfolk Town of Loddon. Loddon provides local schools and a co-educational independent day and boarding school close by at Langley. Nurseries, Shops, Post Office, Churches, Doctors Surgery, Library, Pubs and access to the Broads network. The house is close to many beautiful walks whilst the garden opens onto the River Chet. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick is approx. 20 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

Gas central heating. All mains connected.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6ND

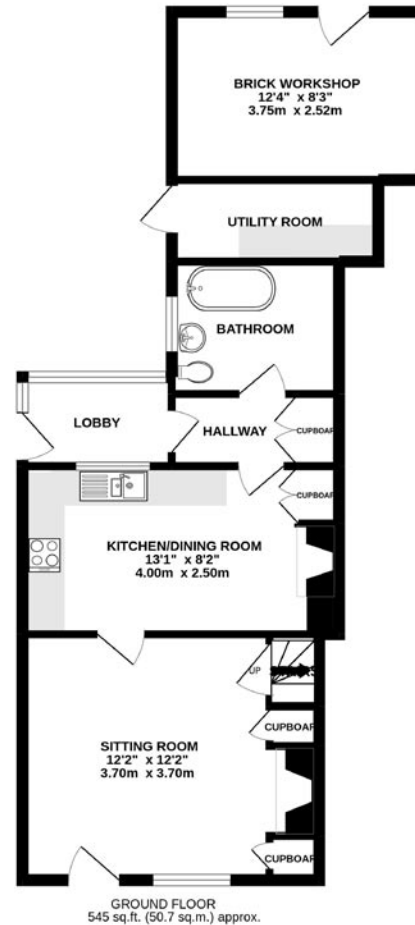
Tenure

Vacant possession of the freehold will be given upon completion.

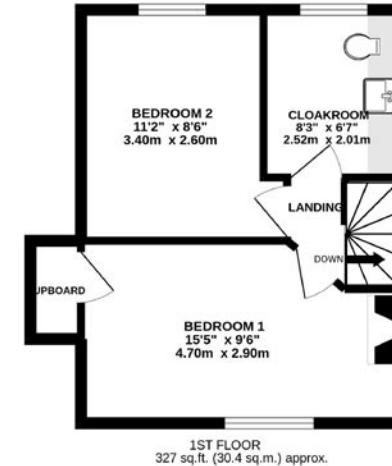
Agents' Note

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: £300,000



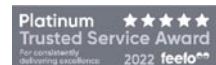
TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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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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