

Loddon - 1.4 miles Beccles - 9.9 miles Norwich - 11.9 miles

A spacious DETACHED Country Style Cottage located on 0.3 acre PLOT (STS) enjoying beautiful far reaching VIEWS over the Chet Valley and surrounding COUNTRYSIDE. Boasting nearly 2500 square foot of living space (STS) and situated in an elevated position on a small road close to the popular village of Chedgrave next to Loddon, this property is presented in very good condition throughout.

Accommodation comprises of:

- Entrance hallway Sitting room
- Kitchen Breakfast room
- Separate WC Utility/Boot room
- Dining room Games room
- FIVE bedrooms Two family bathrooms
- Greenhouse Garden store & covered area
- 0.3 acre plot of gardens (STS)
- Outstanding field views Double garage
- Driveway with ample parking for several vehicles





Location

This spacious property is a pleasant countryside walk from the centre of Chedgrave and Loddon which are very popular villages providing all schools, nurseries, shops, Post Office, Churches, Medical Centre incorporating doctors and dentist surgery, library, pubs and access to the Broads network. 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 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.









Fixtures and Fittings

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

Services

Mains electric and water, private sewerage and oil central heating with electrical immersion.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax band: D

Postcode: NR14 6BP

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.

Tenure

Vacant possession of the freehold will be given upon completion.

Guide Price £475,000



1ST FLOOR 1014.82 sq. ft. (94.28 sq. m.)



TOTAL FLOOR AREA: 2480.65 sq. ft. (230.46 sq. m.) approx.

Whist every attempt has been made to arraure the accuracy of the floorplain contained here, measurement of doors, windows, rooms and any other leans are approximate and no respectibility is likeled for any error prospective purchaser. The services systems and spolances show have not been tested and no guarant leads to their operability or efficiency can be given.

To arrange a viewing please call us on 01508 521110

OFFICES THROUGHOUT NORFOLK AND SUFFOLK

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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 RB: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.