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*Langley Road*  
Chedgrave, Norfolk

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Beccles – 9.7 miles

Bungay – 8.0 miles

Norwich – 10.8 miles

Southwold & The Coast – 20 miles

A charming red brick Georgian home ideally situated in the popular South Norfolk Village of Chedgrave. Offered CHAIN FREE this appealing property features three generous bedrooms and family bathroom on the first floor, whilst the living spaces boasts an 18.ft sitting room and 21.ft kitchen dining room opening to the rear gardens. Outside a patio leads from the house, whilst the garden is laid to lawn, enclosed by timber fencing and attractive walls.

**Accommodation comprises briefly:**

- Generous Sitting Room
- 21.ft Kitchen Dining Room
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- Spacious Rear Garden



**Property**

Pushing open the attractive front door, we are welcomed into this deceptively spacious home where hints of original character are instantly apparent. Two sash-style windows to the front aspect fill the room with natural light, whilst the original fireplace offers a cosy focal point to this large room and the inglenook stairs rise to one side. At over 18.ft this room offers a superb living space. At the rear, a door leads us through into the kitchen-dining room. Our eye is instantly drawn to the views of the garden from both a window over the sink and the French doors that open from the dining area. The kitchen is fitted with a modern range of units set against contrasting work surfaces. A fitted oven, hob and extractor feature whilst space and provision for the remaining appliances is made. Tiled splashbacks complement the kitchen and our gas combination boiler is found. Returning to the sitting room we open the door to the staircase which leads to the first floor landing. Doors open to all of the first-floor rooms. Set to the front we find two generous double bedrooms both enjoying sash style windows looking onto the frontage. The larger room enjoys a feature cast-iron fireplace. At the rear, bedroom three provides a generous single room whilst we find the bathroom adjacent. The bathroom offers a bath with electric shower and screen, w/c and vanity unit housing the wash basin. This completes the accommodation.







### **Outside**

The front of the property is accessed directly from the pavement, where the front door opens to the sitting room. At the rear, the generous garden offers a blank canvas, currently arranged with a large patio area that leads from the French doors in the dining area and a single door leading out of the kitchen space. The gardens extend to offer a superb space which is laid to lawn and fully enclosed with timber fencing and attractive brick walls. An ideal space for family summer living or for a budding gardener to make their own.

### **Location**

Langley Road sits on the border Chedgrave & Loddon two very popular South Norfolk villages with a number of shops, schools, nurseries, 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

Gas central heating system. Mains electricity, drainage and water.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NNR14 6HD

What3Words: ///taster.money.pesky

## 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: £285,000**



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](http://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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