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*Langley Road*  
Chedgrave, Norfolk

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

Sympathetically extended and re-imagined, this charming three-bedroom home brings together a wealth of character with the conveniences of modern living. The superbly presented accommodation boasts two reception rooms, an impressive kitchen/breakfast room with vaulted ceiling and cloakroom on the ground floor. Upstairs, three double bedrooms and the family bathroom feature, whilst on the second floor, a large studio room is accessed via a staircase. Outside the delightful gardens are fully enclosed, offering a large patio and open area of lawn. Offered with No Onward Chain this property is a must see!

#### Accommodation comprises briefly:

- 20.ft Sitting Room
- Formal Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- First Floor Landing
- Three Double Bedrooms
- Family Bathroom
- Second Floor Studio/Attic Room
- Attractive Rear Garden



#### Property

Entering the property via the front door, we are welcomed by the sitting room of this deceptively spacious home. Natural light fills the room from two sash-style windows to the front aspect, whilst our fireplace takes centre stage in the room. A door opens to the staircase rising to the first floor, whilst at the rear we step into the inner lobby and pass the ground floor cloakroom. From the lobby, a door leads out to the garden, whilst internally we step into the second reception room. The second reception room offers a versatile space ideal for formal dining. French doors open from here to the patio, perfect throughout the summer months and a large storage space recess' under the stairs. From here the dining room flows into the kitchen. This modern extension has been executed with sympathy to the home. The vaulted ceiling enjoys a roof window which fills the room with light whilst timber beams line the ceiling. A modern range of kitchen units fill the walls and offers a full range of integrated appliances. Two windows look onto the gardens whilst a bespoke breakfast bar offers the perfect spot for informal dining and morning coffee. On the first floor, we find doors opening to all three double bedrooms and the bathroom. The largest of the bedrooms is set to the rear of the house, enjoying the garden views. The second two rooms are set to the front of the property looking onto Langely Road. The bathroom echoes the standard throughout and offers a bath with a shower and screen fitted above, w/c and vanity unit housing the hand basin. Completing the accommodation, we climb the second staircase to the upper floor where the attic has been converted to provide a super studio space.







### 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 room and a single door leading out of the rear lobby. 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 51 mins). 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: NR14 6HD

What3Words: ///monopoly.tasters.forgives

## 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: £365,000**



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

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[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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