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Beauchamp Close
Chedgrave, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Situated at the head of this quiet, popular cul-de-sac we are delighted to present this spacious and well-presented Bungalow set in the popular village of Chedgrave. The property offers excellently appointed accommodation offering four bedrooms, sitting room, kitchen/dining room, conservatory & bathroom. Outside the corner plot enjoys generous south facing rear gardens whilst at the front ample parking leads to the over-size garage and we find an attractive front garden.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Master Bedroom
- Two Further Double Bedrooms
- Bedroom Four/Study
- South Facing Rear Garden
- Over-Size Garage
- Ample Off Road Parking

Property

Stepping through the front door we are welcomed by the generous entrance hall of the home where the feeling of space and light that flow throughout the property are instantly apparent. Set to our left we find the bedrooms whilst to the right the living areas all enjoy views of the rear gardens. Two cupboards offer all essential storage in the hall, one housing the hot water tank. Stepping to the immediate right we enter the sitting room. This room offers a superb space which enjoys a view of the garden through the conservatory and a view to the front aspect from a unique corner window. A recently fitted free standing wood burner offers a cosy focal point to the room whilst patio doors open to the conservatory extending the feeling space. The conservatory offers a superb additional room that opens to the patio. Fitted blinds and an air conditioning unit keep the space cool through the summer months. Back in the hall we next find the kitchen/dining room, another impressive space that enjoys windows to two aspects looking onto the gardens. A door opens to the outside. The kitchen is fitted with a range of wall and base units whilst a pantry adds to the storage space. Space and provision for our kitchen appliances is offered whilst a fitted recirculating fan features and ample space is made for family dining. Back in the hall we pass the bathroom where a modern white suite is complimented by fully tiled walls and flooring. Adjacent we find bedroom four/study. This versatile room currently has French doors opening to the rear garden but offers a superb space to serve as a forth bedroom if needed. Opposite we find the master bedroom enjoying the cool north aspect and benefiting from a full wall of fitted wardrobes. At the head of the hall we find the two further double bedrooms, the larger looking to the front aspect and the slightly smaller enjoying a view of the rear garden. This completes the accommodation.









Outside

Approaching the property at the head of this quiet cul-de-sac we arrive on the extensive block paved driveway providing ample off road parking and leading to the over-size garage, from here gated access leads to the rear garden and the block paving takes us to the front door of the property. The front garden is hard landscaped providing additional parking when required. A variety of shrubs and perennial plants frame the space with colour. At the rear the garden enjoys a southerly aspect looking onto the fields behind. The garden is laid to lawn and framed with a range of low lying beds that are filled with a variety of shrubs. From the kitchen and conservatory we step out to the patio providing the perfect spot to entertain in the summer or simply sit and enjoy the sun.

Location

Beauchamp Close is a quiet cul-de-sac, set in the popular South Norfolk village of Chedgrave, the village enjoys a number of shops, a pub, a church and it is within easy walking distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away 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 and hot water. Mains electricity, drainage and water.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6HT

What3Words: ///vessel.mountain.calculate

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: £350,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

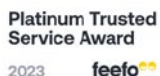
Loddon 01508 521110

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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