



Norwich Road,
Chedgrave, Norfolk



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An exceptional period home superbly situated in the South Norfolk Village of Chedgrave offering accommodation approaching 2800 sq. ft. And ground extending to just over 0.25 Acres. The modest exterior hides the grandeur of the home and inside the standard of finish and space is uncompromised. The property features five bedrooms, three reception rooms including a study, a beautiful family kitchen/dining room, a utility room, and large conservatory. Outside, the property enjoys an extensive rear garden that echoes the standard inside whilst ample off-road parking. Its location on the outskirts of Chedgrave offers a pleasant village setting whilst conveniently close to local amenities.



The Property

Stepping through the front door of this understated home, you are immediately welcomed into a bright and open reception hall, which benefits from a double cupboard for your storage needs. Here, the superb standard of the home and modest grandeur that flow throughout become instantly apparent. To the immediate left, double doors open into the sitting room, which features windows overlooking the front, filling the room with natural light and an electric wood burner stove nestled in the fireplace recess, creating a charming focal point. Opposite the living room we have the formal dining room, another bright and spacious room with windows overlooking the front and a feature fireplace with electric wood burner stove. A door also leads into a good size room, currently used as a study but offers versatile use and enjoys a view of the rear grounds. Stepping through the hall we find the exceptional family kitchen/dining room that brings the ultimate 'wow' factor to this sociable home. This room is a substantial size and provides a superb space designed around family life and entertaining. It comfortably accommodates a large dining table and chairs, along with a separate relaxed seating area if desired. You'll find plenty of storage options with ample wall and base units, as well as convenient shelving. The kitchen is equipped with a free-standing electric cooker with hob, and a one and a half bowl sink and drainer situated beneath a large window that overlooks the rear garden. Additionally, there's dedicated space for a dishwasher and a fridge freezer. Just off the kitchen, you'll find a convenient utility room offering additional storage and a sink. Another door from the kitchen opens into the spacious and bright conservatory which extends the living space and offers the perfect spot to enjoy the gardens throughout the year. Double doors that lead out to the patio area, and a single door that provides direct access to the parking area. The final room on the ground floor is the cloakroom, with WC and hand wash basin. Stairs from the hall lead up to the first floor where you'll find four double bedrooms and a good size dressing room, which offers flexibility for alternative uses should you need them. There are two bathrooms, both comprising of a bath, WC and hand wash basin. The larger of the two bathrooms also includes a separate shower cubicle. A staircase leads to the second floor, which in turn provides access to the attic rooms. This area includes two rooms connected by a door, offering flexibility to be used either as a large bedroom with an adjoining snug/dressing room, this space creates a wonderfully fun guest suite.

Gardens & Grounds

To the front of the property we step through a cast iron gate that leads to the front courtyard and the front door. A low brick wall and iron railings frame this space. To the right of the property, a gravel driveway leads to iron gates that open to the rear, providing an extensive parking area suitable for multiple vehicles, with the stunning gardens situated beyond. Stepping from the conservatory a large patio seating area is the perfect spot for summer entertaining or to simply relax and enjoy the view of the garden. The grounds extend to 0.25 Acres and features a large lawn area framed by a diverse collection of mature trees, bushes, and shrubs, all beautifully arranged within flowerbeds along the borders. On the left side of the garden, you'll find a shed, a shed/workshop and a summerhouse, along with an additional patio area that offers space for another seating area. A secret garden area loops the foot of the space providing a haven for wildlife.

Location

Hawthorn House is located in the village of Chedgrave, which is a very popular South Norfolk village with a number of shops, a pub, a church and a short walk into distance of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary surgery, 3 pubs, butchers, a café and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely green 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 minutes 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: E

Local Authority

South Norfolk Council

Tax Bands: E

Postcode: NR14 6HB

What3Words: ///loving.hill.unheated

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 on completion.



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & 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 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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