

40 Langley Road, Chedgrave

Minors & Brady

40 Langley Road

Chedgrave, Norwich

An exceptional four double bedroom family home, offering an abundance of versatile living space both inside and out. Thoughtfully arranged across two floors, the property combines generous reception rooms with well-proportioned bedrooms, making it ideally suited to modern family life. The bright and airy accommodation is complemented by a practical layout, including a dedicated dining room, cloakroom, family bathroom and en-suite shower room. Outside, an enclosed garden provides a private setting for relaxation and recreation, while ample parking and a car port add everyday convenience. Well-presented throughout, the home is ready for immediate enjoyment and offers the space and flexibility sought by a wide range of buyers.

- Guide Price: £400,000 - £425,000
- Kitchen and dining room arranged in a practical adjoining layout, ideal for busy households and social occasions alike
- Spacious sitting room providing an inviting setting for everyday relaxation, family time or entertaining friends
- Additional lounge creating valuable flexibility, suitable as a second reception room, snug, playroom or hobby space
- Four generously sized double bedrooms offering comfortable accommodation for families, visiting guests or those working from home

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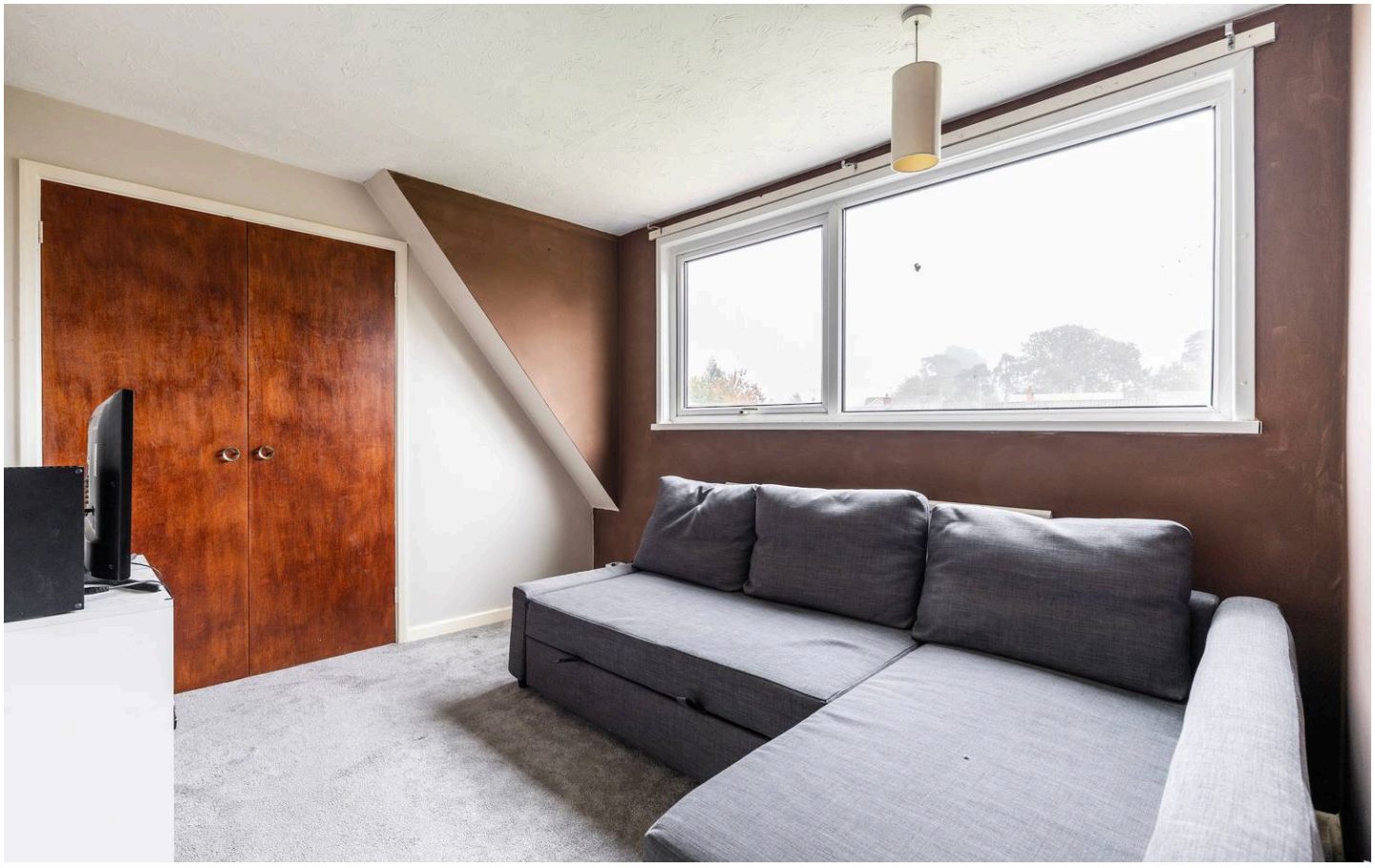
Chedgrave, Norwich

- Principal bedroom enhanced by a private en-suite shower room, providing added convenience and a degree of separation from the remaining bedrooms
- Family bathroom fitted with a bath, wash basin and WC, serving the remaining bedrooms on the first floor
- Enclosed rear garden delivering a private outdoor environment for children, pets, dining and leisure activities
- Car port alongside ample off-road parking, ensuring convenient accommodation for multiple vehicles

The Location

Chedgrave is a well-established South Norfolk village adjoining the market town of Loddon, offering a balance of rural surroundings and everyday convenience. The area is well suited to families, professionals and those seeking a quieter pace of life, with local amenities in Loddon including independent shops, a Co-op supermarket, cafés, pubs, restaurants, a medical practice, pharmacy and library. Families are well served by Loddon Infant and Nursery School, Loddon Junior School and Hobart High School, with the independent Langley School also nearby. Norwich provides a wider choice of shopping, healthcare, leisure and dining facilities.

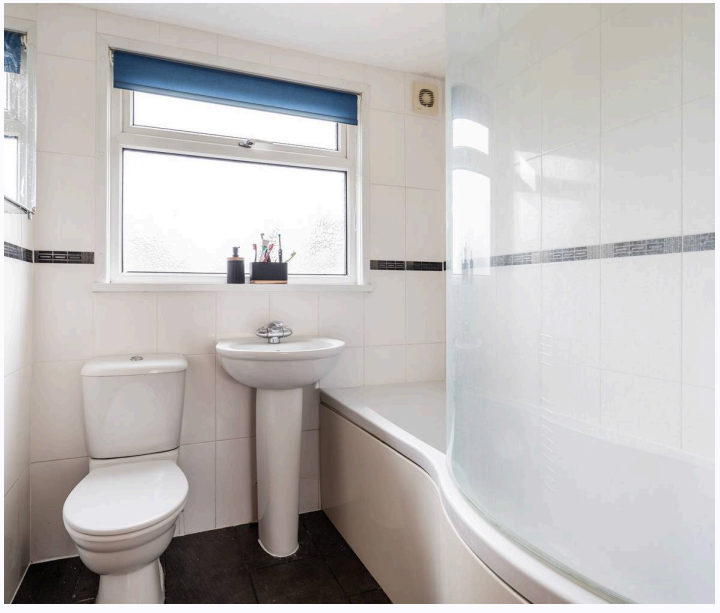
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Chedgrave, Norwich

The A146 provides convenient road links to Norwich, Beccles and Lowestoft, with Norwich approximately 12 miles away and offering mainline rail connections to London and Cambridge. Bus services also connect the surrounding villages with Norwich and neighbouring towns. For outdoor pursuits, the River Chet, Loddon Staithe and nearby Wherryman's Way offer opportunities for walking and enjoying the waterways, while Hardley Flood provides a recognised wildlife destination. The Norfolk Broads and coastline around Great Yarmouth are also within reach, making Chedgrave a convenient base for enjoying both village life and the wider Norfolk countryside.

Langley Road, Chedgrave

The porch opens into a welcoming entrance hall, creating a central point to the ground floor accommodation. Positioned to one side is a spacious sitting room, while a separate lounge provides a further versatile reception area, ideal for relaxing or entertaining. The well-planned kitchen enjoys direct access to the dining room, creating an excellent space for everyday family life as well as hosting guests. A useful lobby leads to the ground floor cloakroom, adding further practicality to the home.

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The first floor is arranged around a central landing and comprises four double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath, wash basin and WC. Each bedroom offers comfortable proportions, making the property ideal for growing families or those requiring flexible accommodation for home working or guests.

Outside, the property enjoys an enclosed garden, providing a private outdoor space for relaxation, recreation and family enjoyment. There are two garden sheds, creating additional outdoor storage. A car port and ample off-road parking further enhance the convenience of the home, ensuring there is plenty of space for multiple vehicles.

Overall, this is a bright and well-maintained family home that combines generous living space with four double bedrooms, excellent reception accommodation and practical features throughout, making it a highly appealing opportunity for a wide range of buyers.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity, gas, and drainage.

Council Tax Band: D

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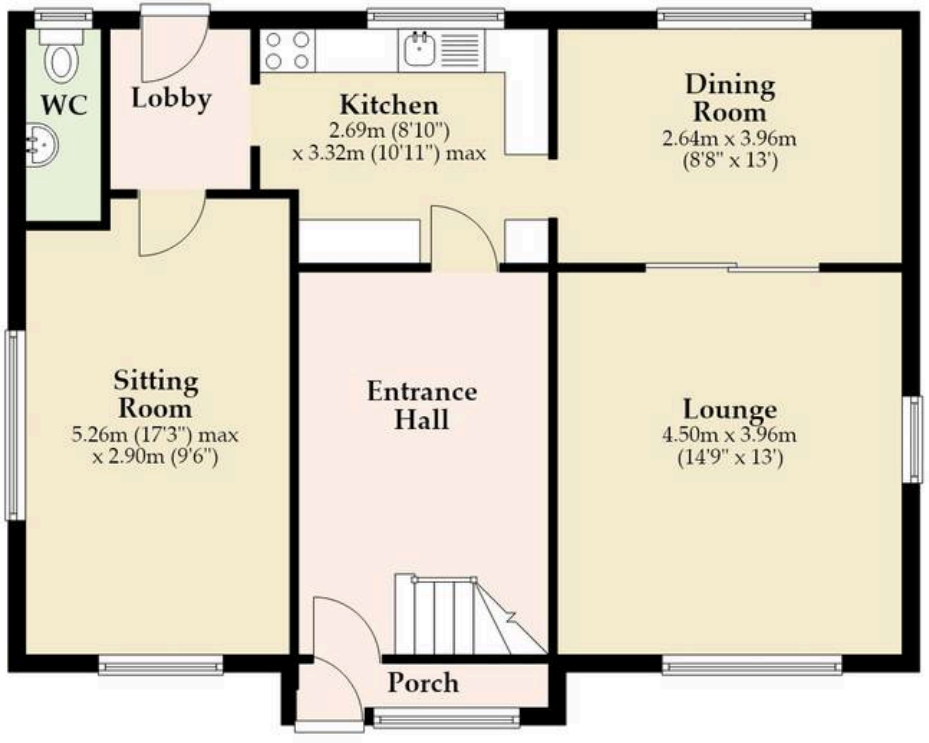






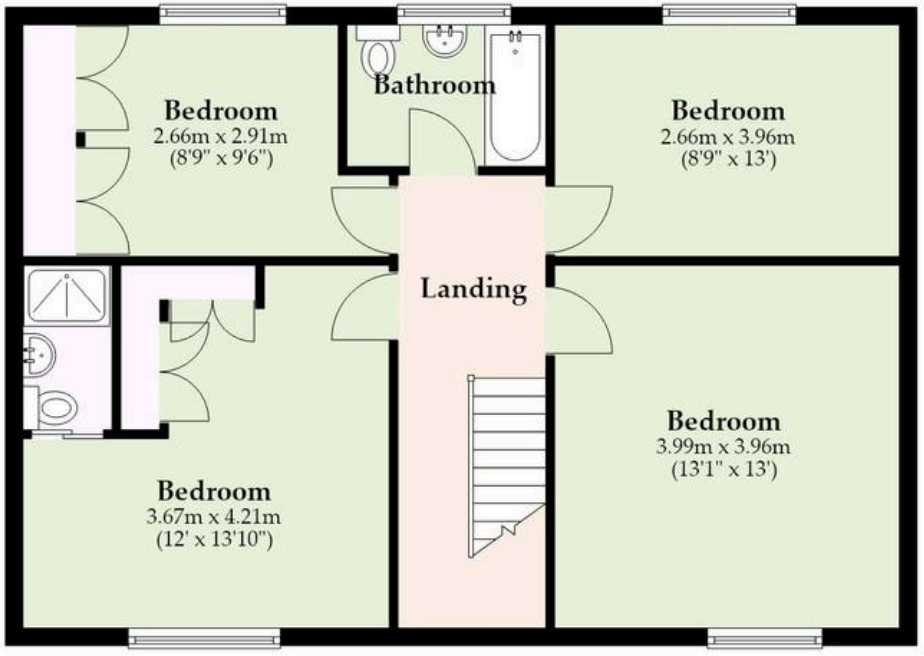
Ground Floor

Approx. 73.6 sq. metres (792.3 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



Total area: approx. 142.8 sq. metres (1536.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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