

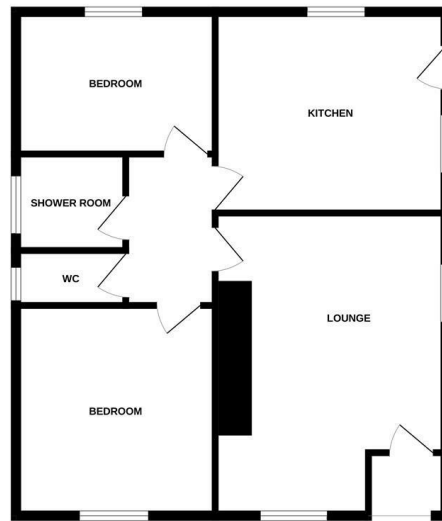
2 Loddon Road | Norton Subcourse | NR14 6RT

Offers In Excess Of £310,000

****DETACHED BUNGALOW ON A LARGE PLOT WITH OUTLINE PLANNING PERMISSION FOR ONE NEW DWELLING**** Gilson Bailey are delighted to offer this **TWO BEDROOM, DETACHED BUNGALOW** situated in the rural village of Norton Subcourse. Accommodation comprising lounge, kitchen, two bedrooms, wc and a shower room. Outside there is a **DETACHED GARAGE** and **EXTENSIVE GARDENS** to the front, side and rear offering the potential to extend the current bungalow subject to planning or a great opportunity to add a new dwelling which currently has outline planning permission. The bungalow benefits from double glazing, electric heating and is in need of some modernisation. Be quick to book a viewing to appreciate the impressive plot and potential on offer.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of data, location, views and any other items are approximate and not intended to be used for any purpose other than a general guide. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed as to their quality or quantity unless otherwise stated.

Location

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

Accommodation Comprises

Front door to:

Lounge 17'5" x 13'3"

Two double glazed windows, electric heater.

Kitchen 13'3" x 11'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, two double glazed windows, door to side.

Bedroom One 10'11" x 10'8"

Double glazed window, electric heater.

Bedroom Two 11'4" x 8'2"

Double glazed window, electric heater.

Shower Room 6'3" x 5'6"

Shower cubicle, hand wash basin, frosted double glazed window.

WC

Low level WC, frosted double glazed window.

Outside

Driveway providing off road parking leading to a detached garage. Large lawned gardens to the front, side and rear with outline planning permission for a new dwelling.

Local Authority

South Norfolk District Council, Tax Band A.

Tenure


Freehold

Utilities

Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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