



*Cannell Road,  
Loddon, Norfolk*



**MUSKER  
McINTYRE**  
ESTATE AGENTS



Offered **CHAIN FREE** and situated on Cannell Road in Loddon, you will find this well presented detached bungalow. Features include; two double bedrooms, versatile living space, conservatory, modern kitchen, bathroom with separate shower, and garage with off-road parking.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room/Dining Room
- Conservatory
- Modern Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Off-Road Parking



**Property**

Opening the front door you find yourself in the hallway that provides access to the bedrooms, bathroom and kitchen, before merging with the sitting/dining room. The living area provides ample space to function as a sitting/dining room. Access to the rear garden can be obtained via the conservatory which leads off the sitting room. The kitchen is equipped with a range of modern floor and wall mounted units and plenty of worktop space. Integrated within is an oven with a separate hob and extractor, a dishwasher and small fridge. Space is provided for a washing machine. The bathroom is fitted with a modern white suite that comprises a panel bath, low level W/C, pedestal wash basin and a fully tiled shower cubicle. The main bedroom is a spacious double room with bay-style window and the second bedroom is another double and is currently being used as a dining room. The bungalow is heated by a gas fired radiator central heating system and has part uPVC sealed unit double glazing.



## Outside

To the front the property is approached via shingle driveway, with flower and shrub borders, and continues to the front entrance and single garage with up and over door, roof storage space, power and lighting and a personal side door. To the rear is a fully enclosed private garden with lawned area, paved patio and path, mature oak tree and flower and shrub borders. A summerhouse is a great addition, situated in the corner of the garden.

## Location

The property is located just a short walk from the centre of the town. Loddon is a popular location providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, public houses, a restaurant, tea rooms and take away options and access to the Broads network. There are regular bus services to Norwich and the surrounding villages and 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 54mins). 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

All mains services connected. Gas fired central heating.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DW

What3Words: ///jugs.strutting.inflit

## Tenure

Vacant possession of the freehold will be given upon completion.

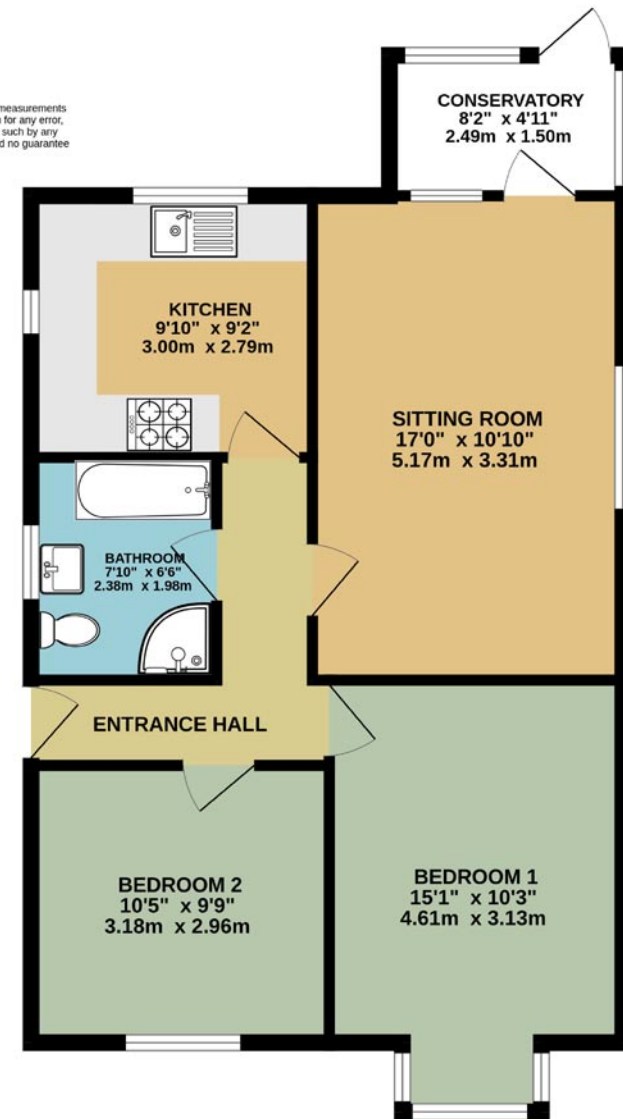
## Agents' Note

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: £250,000**

TOTAL FLOOR AREA : 666 sq.ft. (61.9 sq.m.) approx.

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.



To arrange a viewing, please call 01508 521110

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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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