



M
M

Market Place,
Loddon, Norfolk

M
M

**MUSKER
M^CINTYRE**
ESTATE AGENTS

This beautifully presented detached house overlooks the historic Holy Trinity Church in the desirable village of Loddon. Tastefully decorated throughout this spacious home offers three bedrooms, master ensuite, two reception rooms, kitchen/breakfast room, utility, front & rear gardens, garage and off-road parking. Viewing is highly recommended to appreciate the quality and space on offer.

Accommodation comprises briefly:

- Sitting Room • Dining Room/Study
- Kitchen/Breakfast Room
- Utility Room • Cloakroom
- Master Bedroom with Ensuite
- Family Bathroom • Two Further Bedrooms
- Private Rear Garden
- Garage & Driveway Parking



Property

This charming home is located in the heart of the popular town of Loddon, quietly tucked away on a no-through road with views of the 15th Century Church. Entering the property via the front garden door you find the cloakroom opposite, with a high level w/c with Burlington aluminium cistern and white Burlington wash basin. Through the door on your right is the primary sitting room, a spacious room with an cast iron electric stove in the corner alcove, a large storage cupboard, French doors leading out to the front garden and windows to both side aspects. A door leads through to the stairs leading up to the first floor and a second door leads into the dining room/study. The main area of this room has ample space for dining table and chairs and has a window and a single door which acts as the side entrance to the property. The bottom corner of the room offers a smaller, quieter space, ideal for a study or snug area, with window to the side aspect. At the rear of the house the generous kitchen/breakfast room really is the 'hub' of the home, a great room for entertaining. Fitted with a modern range of wall, base and drawer units, space for a free standing fridge/freezer and plenty of worktop space with a Siemens built-in electric oven and gas hob with extractor over, a useful breakfast bar houses the inset 1.5 bowl sink and drainer with space for dishwasher under. There is space for a dining table and chairs and other furniture as required and French doors lead out to the rear garden and there are windows to both side aspects. To the left is the utility room with units, worktops with inset sink and drainer and space for appliances under. A window looks out to the side aspect and a single door leads to the rear garden. Upstairs, we find the master bedroom, with views of the front garden and beyond. This room is of generous proportions and enjoys fitted cupboards and a contemporary en-suite, with double shower, fitted vanity unit with w/c and wash basin and Karndean wooden flooring. Two further bedrooms can be found beyond a modern family bathroom, with both rooms benefitting from a fitted cupboard and windows to the side aspect. Completing the accommodation the family bathroom offers a roll top bath with shower over, a separate corner shower, w/c, wash basin and Karndean wooden flooring.







Outside

The front garden is paved offering space for table and chairs, with flower beds brimming with a variety of shrubs and plants running along the edges and a side gate to the road. An old flint and brick wall borders on one side with fencing the other. A patio area can be found outside the kitchen and is ideal for 'al fresco' entertaining, with a small lawned area bordered with a variety of shrubs and plants. A door leads into the side of the garage, which offers light and power and there is an electrical point outside. The garden is encompassed by an old flint and brick wall with a wooden gate leading to the gravel driveway, which in turn leads to the paved driveway in front of the garage.

Location

The property can be found in the heart of the very popular village 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains electric, water and drainage. Superfast Broadband (67Mbps)

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6EY

What3Words: ///bonnet.magically.compose

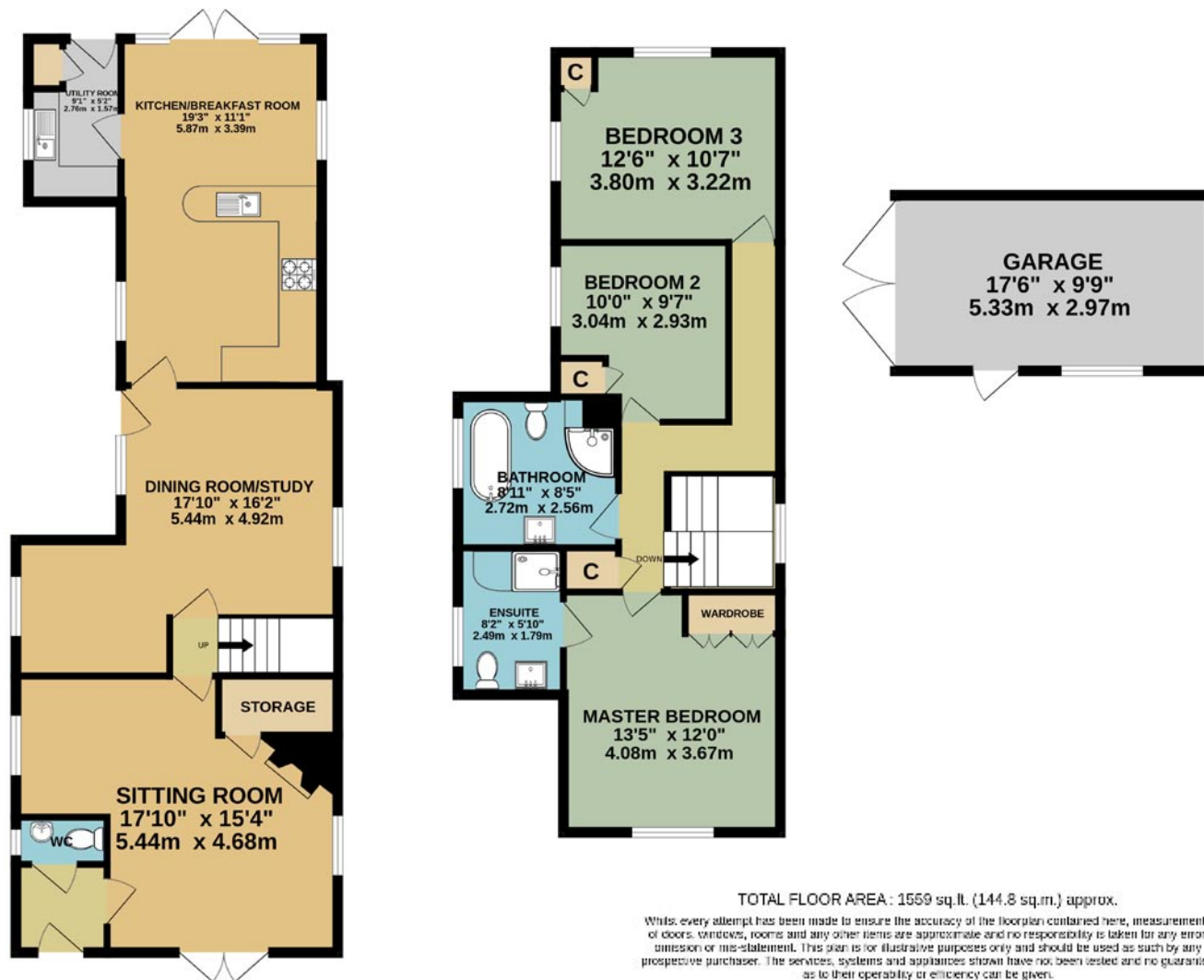
Tenure

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: £550,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

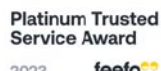
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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.



LODDON OFFICE
22 High Street
Loddon
Norfolk
NR14 6AH
Tel. 01508 521110
info@muskermcintyre.co.uk