



Cedar Drive,
Loddon, Norfolk



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McINTYRE**
ESTATE AGENTS

Located in a popular part of Loddon, just a short walk from the shops and amenities, you will find this CHAIN FREE detached family home. Boasting three first floor double bedrooms, two reception rooms, ground floor bedroom/study, conservatory, ample off road parking and well maintained gardens. While in need of some modernisation this spacious property is full of potential and would suit a variety of purchasers. Viewing is highly recommended.

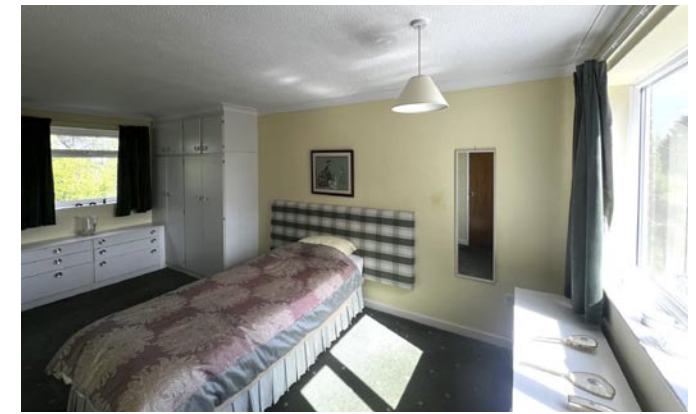
Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Kitchen
- Bedroom 4/Study • Conservatory
- Lean-to with WC
- Three Double Bedrooms
- Family Bathroom • Loft Access
- Garage & Driveway Parking
- Front/Side & Rear Garden



Property

Stepping into this light and airy home, you find yourself in a hallway, with storage cupboard and stairs to the first floor. Down the hallway to your left is the spacious sitting room, measuring close to 18' by 12', with triple aspect windows flooding the room with natural light. To the back of the house is the dining room with ample space for a large dining table and chairs and single doors leading into both the kitchen and the 15' conservatory. The kitchen has floor and wall mounted units, worktop space housing a one bowl sink and drainer and space for a cooker, washing machine and fridge under. A single door leads into the lean-to, adding additional storage space and into the downstairs WC with toilet and wash basin. There is an additional room on the ground floor, previously used as a bedroom, with shower cubicle and window to the side aspect. Moving upstairs, a pleasant, light landing area links to three double bedrooms and bathroom. The main bedroom, a good size double benefits from built in storage and being double aspect allowing in the natural light. The two further bedrooms are also doubles, with one benefitting from built-in storage. The bathroom comes equipped with a three piece suite consisting of bath, along with toilet and pedestal wash basin, there is also a separate shower cubicle. At the end of the landing is a half sized door giving access to the boarded loft area, a good size at approx. 18' providing plenty of storage. This property has the benefits of double glazing, cavity wall insulation and gas central heating but would now benefit from some cosmetic updating.



Outside

High hedgerows provide privacy over the large front/side garden, mainly laid to lawn with plenty of plants and shrubs and a hedge at the rear border. A driveway provides ample parking space, leading up to the front entrance and single garage. A pathway runs up the side of the driveway alongside the garage to a large gate leading to the rear garden. This garden has a lawned area with large hedgerows to the rear providing privacy. There is also a patio area for outside entertaining leading round to the conservatory and out to the front of the property.

Location

The property is within easy walking distance of all the many amenities of Loddon which is a very popular larger village providing all schools, nurseries, shops, Post Office, Churches, Chet Valley medical centre, library, a community gym, pubs, an excellent bus service, and access to the Broads network. Close to many beautiful 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 10 miles to the North with 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. 23 miles.

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 and hot water.
Mains drains, water and electricity.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6LE

What3Words: ///punters.harnessed.bulbs

Tenure

Vacant possession of the freehold will be given upon completion.

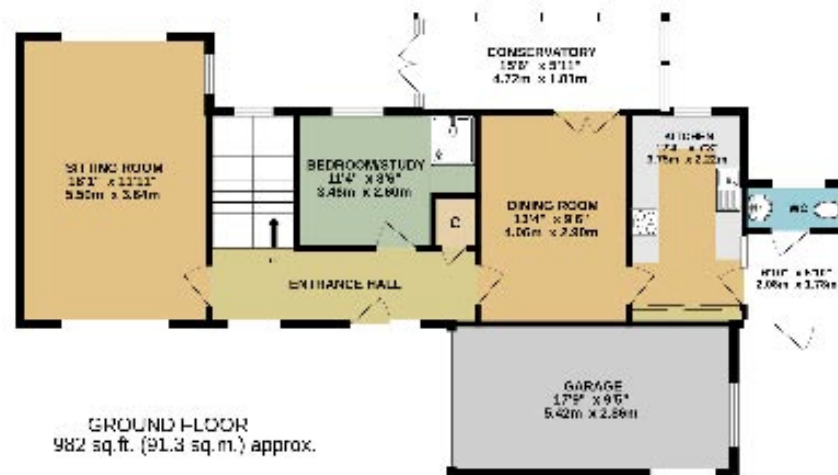
Agents' Note

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: £385,000

TOTAL FLOOR AREA: 1748 sq.ft. (162.2 sq.m.) approx.

While 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 errors, omissions or mis-measurement. 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.
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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

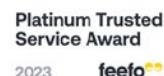
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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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