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OAKFIELDS

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MUSKER
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ESTATE AGENTS

Oakfields,
Loddon, Norfolk

Norwich - 11.3 Miles

Beccles - 7.7 Miles

Bungay - 6 Miles

Offered CHAIN FREE, we are pleased to offer a THREE bedroom SEMI- DETACHED house presented in good condition but with the potential to update and modernise, with private rear garden overlooking fields, garage and off road parking for up to four cars, quietly situated in the popular village of Loddon.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Master Bedroom
- Second Double Bedroom
- Single Bedroom
- Shower Room
- Private Rear Garden
- Garage
- Off Road Parking



Property

The hallway welcomes one into the property with a door to the ground floor WC and stairs to the first floor. The sitting room is of a good size with a window to the front aspect, under stairs cupboard for storage and a door leading through to the kitchen/dining room. The kitchen has a good range of light oak wall and base units, built-in electric double oven, gas hob with extractor over, space for fridge/freezer and washing machine and a single bowl sink with drainer in front of a large window overlooking the rear garden. The kitchen has room for a dining table and chairs and sliding patio doors lead out to the rear garden. Upstairs the master bedroom is a good size double with a window to the front aspect, the second bedroom, also a double overlooks the rear garden with far reaching field views and a single bedroom lies to the front. The shower room comprises a double shower, hand wash basin and WC. An airing cupboard completes the accommodation on the first floor.



Outside

The front of the house is approached by off road parking for up to four cars leading to the single garage with up and over door, lights and electric. A pathway leads up the side of the garage to the front door, with a small area to the side for pots and planters. A side gate leads through to the secluded rear garden which includes a greenhouse, summerhouse and a shed. There is an area outside the patio doors ideal for alfresco dining and BBQs, a pathway then leads through various flowerbeds and areas of plants, shrubs and small trees to the steps taking you down to the bottom of the garden, where you can enjoy views out over the adjoining field.

Location

Oakfields is located off George Lane and is a short walk from the centre of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café and take-out 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 gas, electricity, water and drainage connected.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6UT

What3Words: ///unions.optimists.listed

Tenure

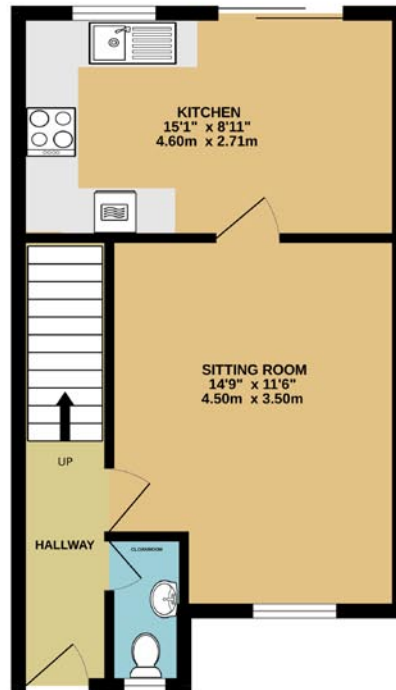
Vacant possession of the freehold will be given upon completion.

Agents' Note

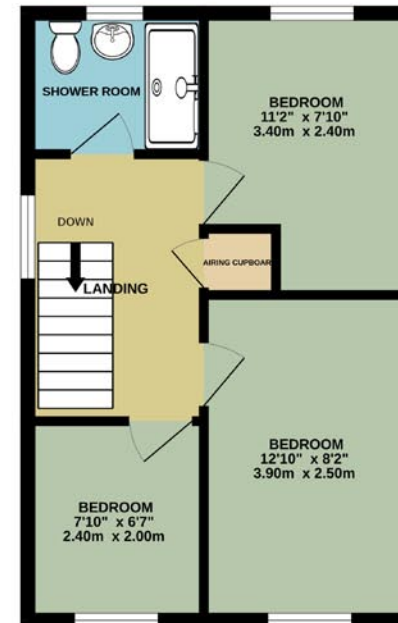
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £250,000

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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

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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.



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