



Cannell Road,
Loddon, Norfolk



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McINTYRE**
ESTATE AGENTS

We are pleased to offer a well-maintained and extended three-bedroom semi-detached house with no onward chain. Located in the sought-after village of Loddon, the property features a spacious sitting room, a kitchen/breakfast room, a conservatory, and rear gardens. Additionally, it includes a garage partially converted to a home office and double driveway parking.

Accommodation comprises of:

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Master Bedroom
- Ensuite
- Two Further Double Bedroom
- Family Bathroom
- Garage (part storage/home office)
- Off Road Parking
- Rear Garden



Property

The front door welcomes one into the property with stairs leading to the first floor and doors leading into the sitting room and kitchen/breakfast room. This room is notably light and spacious with a tiled floor and equipped with modern fitted wall and base level units, complemented by rolled edge work surfaces. You'll find an inset one and a half bowl ceramic sink and drainer unit with a mixer tap, as well as an inset electric induction hob and a built-in electric oven with an extractor fan. Integrated appliances include a fridge freezer, dishwasher, and washing machine. Additionally, the room features a practical built-in breakfast bar with storage cupboards underneath and a built-in under stairs storage cupboard. The sitting room to the rear aspect is a good size with wooden flooring and a window overlooking the rear garden. French doors take you into the conservatory, of brick and uPVC construction, with uPVC double glazed windows to side and rear, wooden flooring and double glazed French doors lead out into the rear garden. On the first floor we find the three bedrooms and family bathroom. The master bedroom has windows to the front, fitted wardrobes and an ensuite, comprising of a shower cubicle, hand wash basin, WC and heated towel rail. Two further bedrooms are located to the rear of the property. The family bathroom is fully tiled and comprises of a roll top bath with shower over and fitted screen, pedestal wash basin, WC and heated towel rail. This property includes a loft with ample standing room, flooring, and a Velux window, presenting a great opportunity for conversion.







Outside

A double driveway provides parking and leads directly to the single garage, with up and over door. The front section of the garage has been fitted with wooden shelving, creating excellent storage, leaving enough space for bicycles. The rear of the garage is suitable for use as a home office with wood effect flooring, heating which can be turned on via smart speaker, power and lighting. To the front of the property, a slate chipping area offers a space ideal for displaying potted plants. A side door provides direct access into the property, and a gate leads into the rear garden. This property boasts one of the largest, low-maintenance rear gardens on the development, featuring landscaped artificial lawns and raised borders, ready for the new owner to add their choice of shrubs and plants. There is also a good sized shingle area ideal for outdoor entertaining.

Location

This property is conveniently located in a popular and quiet area and within walking distance to the centre of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary surgery, 3 pubs, butchers, a café 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

All mains services connected. Gas fired central heating and hot water.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6TP

What3Words: ///soonest.astounded.rifled

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: £265,000



Approximate total area¹

74.8 m²

805 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excludes carport and porches

Reduced headroom

Below 1.9m (6'3")

While every attempt has been made to ensure accuracy of measurements any discrepancies should be noted. This floor plan is for illustration purposes only.

Calculations were based on BSI 1991 (3) standard. Less included carport area were adjusted by actual party and therefore may not comply with BSI 1991 (3) standard.

GIRAFFE360

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

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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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