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Langley Street,
Langley, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer this charming four/five bedroom character cottage, beautifully extended and sympathetically renovated offering a rare blend of historic character and contemporary living. Originally dating back to 1890, the home has been thoughtfully doubled in size by the current owners. The extension has been seamlessly integrated into the original structure, creating a natural flow throughout the home that makes the new space feel as though it has always been part of the property. Viewing is essential to appreciate the space, standard and location on offer.

Accommodation comprises briefly:

- Entrance Hall • Cloakroom • Sitting Room • Snug
- Dining Room • Kitchen • Study/Bedroom 5 with Ensuite
- Master Bedroom with Ensuite & Balcony
- Three Further Bedrooms • Family Bathroom
- Front/Rear & Side Gardens • Off Road Parking
- Outbuilding/Workshop

Property

On entering the property through the front door, you'll find yourself in the entrance hall. To your left is the study/bedroom five, a good size room that provides much versatility to work from home, serve as another reception room or an ideal ground-floor bedroom as it benefits from an ensuite shower room. Situated in the hall is the plant room which houses the underfloor heating controls and hot water tank. From the hall we move into the snug. Here, a corner fireplace with a wood burner serves as the room's focal point. From this room a sliding door leads into the kitchen and an opening into the sitting room, a good size room with a window at the front aspect allowing natural light to flood the space and stairs lead to the first floor. The kitchen is particularly impressive, featuring cream wall and base units with contrasting worktops that house a ceramic one-and-a-half bowl sink. It is equipped with a gas range cooker and integrated dishwasher, fridge/freezer and washing machine and a central island offers informal dining and extra storage space. A door leads into the boot room, which provides access to the cloakroom with WC and wash basin, which is also suitable for washing ones dog! Another door opens into the spacious dining room, a bright area with French doors that lead directly into the garden. The dining room also connects back to the main hall. Upstairs, you'll find four well-appointed bedrooms. The master bedroom is a generously sized double room, featuring double doors that open onto a balcony overlooking the rear garden. This room also includes an ensuite shower room, complete with a spacious shower cubicle, hand wash basin, and WC. The second and third double bedrooms both offer views of the front of the property, while the single bedroom is situated with a rear aspect. These three rooms are served by a family bathroom, which is fitted with a contemporary white suite. This suite includes a free-standing bath with a shower overhead, a separate shower cubicle, a hand wash basin, a WC, and a heated towel rail.

The renovation includes new flush casement windows throughout, entirely new roof and sedum roof and fully insulated and plastered throughout, enhancing both aesthetics and energy efficiency. The ground floor benefits from water-based underfloor heating, powered by a Mitsubishi air source heat pump with aluminium radiators in the bedrooms and towel rails in the bathroom. There is a gas bottle connected to the rear of the kitchen to power the gas range cooker in the kitchen.









Outside

The property is approached via a shingle driveway with parking spaces for several vehicles. Set on a generous 0.25 acre (STM) plot, the landscaped gardens are a true highlight. Designed for both relaxation and entertaining, the outdoor space features a large patio area, outdoor kitchen, kitchen garden, and multiple seating areas that take full advantage of the stunning marshland and field views. The garden also includes a large shed and a greenhouse, perfect for gardening enthusiasts or additional storage. Additionally, a versatile outbuilding has been fully boarded and fitted with independent electrics, making it an ideal workshop. The property shares a septic tank with the neighbouring home, with the tank located in the neighbour's garden.

Location

The property is located in Langley, a rural village with an active community and only a short distance from 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, butchers 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, but may be available in addition, subject to separate negotiation.

Services

Air source heat pump for underfloor heating. Mains water and electric. Shared Klargester Sewage Treatment.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DE

What3Words: ///closets.seriously.gong

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: £495,000 - £525,000



Floor 0



Approximate total area^m

147.5 m²

1588 ft²

Balconies and terraces

9.1 m²

98 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

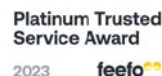
Loddon 01508 521110

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.



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