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*Low Bungay Road,*  
Loddon, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Musker McIntyre is pleased to offer this **CHAIN FREE**, semi-detached property in a popular location within walking distance to the centre of Loddon and all its amenities. The property features two double bedrooms, a sitting room, kitchen, ground floor shower room and WC, a large rear garden, and off-road parking. Viewing highly advised.

**Accommodation comprises briefly:**

- Entrance Porch
- Sitting Room
- Large Hallway
- Kitchen
- Inner Hall
- WC
- Ground Floor Shower Room
- Two Double Bedrooms
- Large Rear Garden
- Off Road Parking



**Property**

Stepping through the front door, we enter the porch before stepping into the spacious hallway with stairs leading to the first floor and doors into the sitting room and kitchen. The sitting room offers a delightful space with a window overlooking the front aspect and an electric fireplace set on a raised hearth, which provides a cosy focal point to the room. The kitchen offers a good range of floor and wall-mounted storage units, ample worktop space, an integrated eye-level oven, and a separate electric hob. A single-bowl stainless steel sink is conveniently located beneath one of the two large windows, which fill the room with natural light. Additionally, there is under-counter space available for a dishwasher or washing machine. A door leads through into an inner hall, with additional doors providing access to the WC, shower room, and the rear garden. On the first floor, there are two bedrooms. The master bedroom, which is a good size, is located at the front of the house, and a smaller double bedroom is situated at the rear. This completes the accommodation.



## Outside

The property is accessed via a gravel driveway, which offers off-road parking for one vehicle. This leads to the porch door located at the side of the property. Further access to the rear garden is provided through a tall iron gate. The front of the property also includes an area that the new purchaser can utilise as desired. The rear garden offers a patio area that can be accessed directly from the rear door. Steps to the side lead up to a spacious lawn, with various trees and bushes bordering. The garden itself is enclosed by a mix of hedges, fencing and walls, and a shed is conveniently located at the far end.

## Location

Low Bungay Road is a short walk from the centre of Loddon, which is a very popular village providing 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Gas fired central heating. Mains electricity, water and drainage.

Energy Rating: TBA

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6JW

What3Words:///congratulations.grapevine.complies

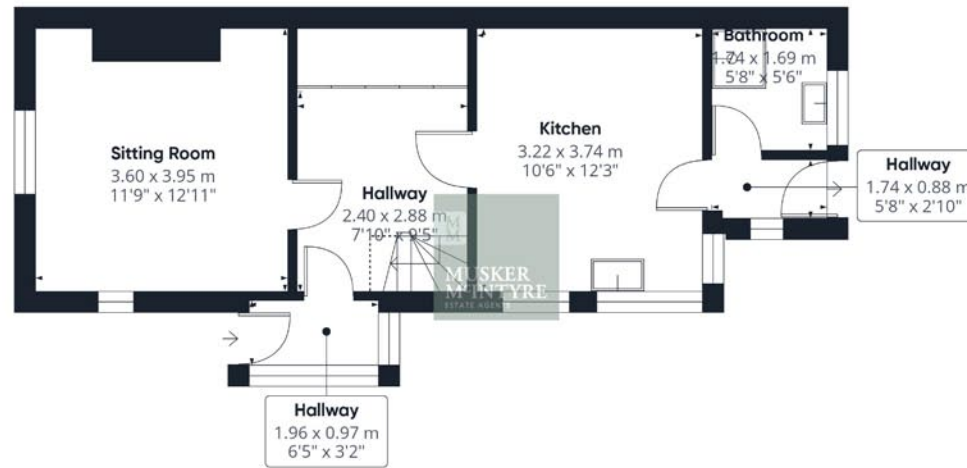
## Tenure

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: £225,000**



Floor 0



Floor 1



### Approximate total area<sup>m</sup>

62.6 m<sup>2</sup>

671 ft<sup>2</sup>

### Reduced headroom

0.4 m<sup>2</sup>

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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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](http://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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