



Water Meadow Close
Loddon, Norfolk



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ESTATE AGENTS

We are pleased to offer a **CHAIN FREE**, two bedroom detached bungalow, presented in good decorative order throughout. This property is quietly nestled in the corner of a cul-de-sac within the popular village of Loddon, just an easy walk from local amenities. The bungalow features an 18 ft. sitting/dining room, a fully fitted kitchen, and a large conservatory. It also benefits from private gardens, a garage, and off-road parking.

Accommodation comprises briefly:

- Hallway
- Master Bedroom
- Bedroom Two
- Shower Room
- 18 ft. Sitting/Dining Room
- Kitchen
- 15 ft. Conservatory
- Front & Rear Garden
- Garage
- Off Road Parking



Property

On entering the property, you are welcomed into a hallway with a convenient storage cupboard located just outside the shower room. The shower room is equipped with a three-piece suite, including a spacious double shower cubicle with an electric shower, a hand wash basin, a WC, and a heated towel rail. Opposite are two double bedrooms, both offering views of the front aspect. The master bedroom is particularly notable, featuring ample built-in units with overhead storage and a charming bay window. The sitting/dining room is a welcoming and bright space, benefiting from a window to the side aspect and sliding patio doors that lead into the conservatory. An archway connects this room to the kitchen. The kitchen is fitted with wall and base units, providing worktop space incorporating a single drainer sink unit with a mixer tap and an inset electric hob with an extractor hood over. There is also a built-in electric oven and designated space for a fridge freezer and a washing machine. A window in the kitchen overlooks the conservatory. The large conservatory offers lovely views of the garden and provides ample space for a dining table and chairs or other furnishings, making it a versatile area for relaxation or entertaining.







Outside

The property is accessed via a shingle driveway, offering designated parking space for three to four cars. This driveway leads to the garage, which includes an up-and-over door, overhead storage, and both power and lighting. A small path leads you to the front door and a wooden gate, providing access to the rear garden. The front garden is primarily laid to lawn, enhanced by a few small shrubs and bordered by mature hedging. The good size rear garden is privately enclosed by a timber fence and mature hedging. It features an attractive array of mature shrubs and bushes, interspersed with paved pathways and various seating areas, creating a delightful outdoor space.

Location

Water Meadow Close 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, but may be available in addition, subject to separate negotiation.

Services

Electric storage heating. All mains connected.

Energy Rating: E

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6UP

What3Words: ///comical.corkscrew.slave

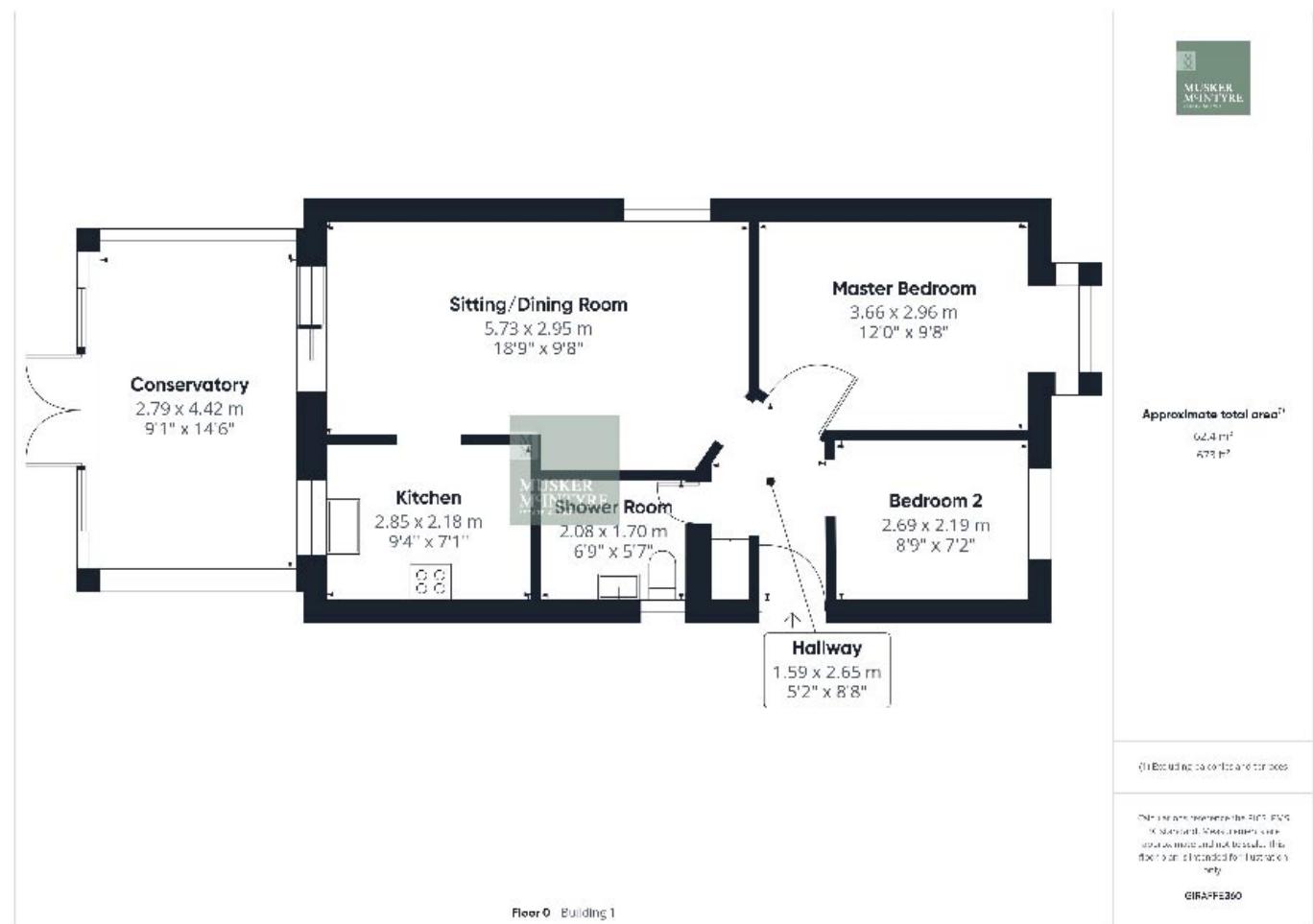
Tenure

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



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

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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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