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Old Market Green
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer a well-presented, three bedroom detached house, in the centre of the popular village of Loddon, available with NO ONWARD CHAIN. The property was extensively refurbished in 2021 by the current owner and offers spacious living accommodation, including two reception rooms, a utility room, and an ensuite to the master bedroom. Externally, the property benefits from a private rear garden, a garage, and convenient off-road parking.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Dining Room • Cloakroom
- Kitchen • Utility Room
- Master Bedroom with Ensuite
- Two Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage • Off Road Parking



Property

The property is in excellent condition and would appeal to a wide range of buyers. The entrance hall provides a warm welcome and leads to all ground floor rooms, including a convenient cloakroom and storage cupboard. Stairs to the first floor are also accessible from the hall. The sitting room is a bright and spacious room, featuring a brick fireplace as its focal point and a large window overlooking the front of the property. The kitchen provides ample wall and base units, complemented by generous marble-effect worktop space. It includes an integrated electric oven and an electric hob with an extractor fan over. There is also a one-and-a-half bowl stainless steel sink situated under a window overlooking the rear garden, with space provided for a washing machine. A door from the kitchen leads into the utility room, which offers additional space for appliances and provides access to the rear garden. The dining room offers ample space for a dining table and chairs. This bright space is also suitable for various other uses. It features French doors that open directly onto the rear garden. On the first floor a master bedroom positioned at the front of the property benefits from two double fitted wardrobes with sliding doors and a contemporary ensuite shower room. The ensuite includes a shower cubicle, a wash basin set within a cabinet unit, a WC, and a heated towel rail. Additionally, there are two more double bedrooms located at the rear of the property. The spacious family bathroom, which completes the upstairs accommodation, comprises a bath with a fitted rain shower, a hand wash basin and WC combination unit and a heated towel rail. The refurbishment of the property included a new roof and extra insulation, completely new kitchen, bathrooms and ground floor WC, some replacement windows and new flooring. This included hard wearing luxury oak effect plank flooring downstairs and carpets upstairs, with luxury vinyl floors in the bathrooms. Some radiators were replaced, notably with heated towel rails in the bathrooms. The back patio doors and the gas boiler were replaced in recent years, in addition to the 2021 refurbishment.







Outside

The property is approached by a shared gravel driveway leading round the front of the property and up to the single detached garage to the rear of the property. At the front of the property there is a small lawn area with a flower bed and climbers on the front wall and a small paved path leads to the front door and continues round to a small gate giving access to the rear garden. At the rear we find a spacious, well-maintained, and fully enclosed garden, primarily laid to lawn. French doors from the dining room open directly onto the patio area, providing an ideal spot for outdoor dining and entertaining.

Location

Old Market Green is a short walk from the centre of Loddon which 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

All mains services connected, gas fired central heating and hot water (boiler less than 5 years old).

Energy Rating: C

Local Authority:

South Norfolk District Council

Tax Band: D

Postcode: NR14 6QG

What3Words: ///contact.announced.curly

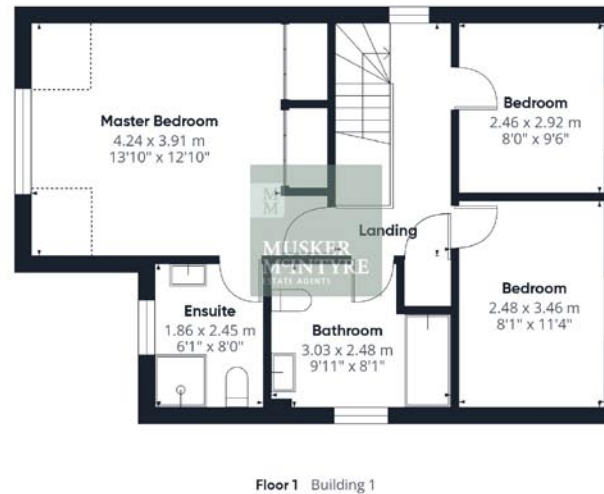
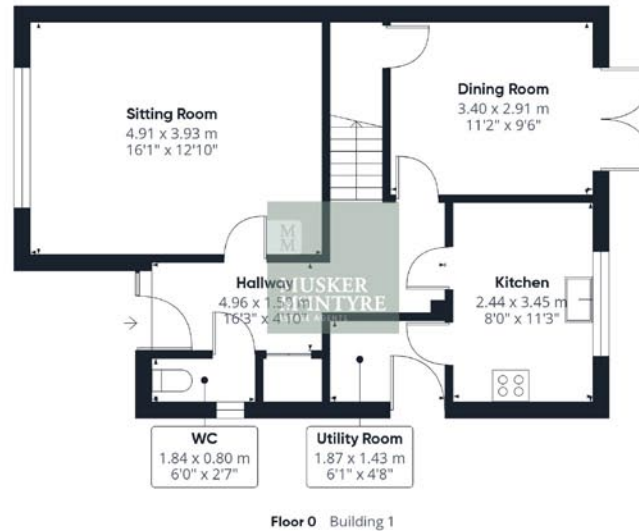
Tenure

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: £395,000



Approximate total area¹⁾

106.1 m²

1142 ft²

Reduced headroom

2.2 m²

24 ft²

(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.

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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