

Threadneedle Street,
Bergh Apton, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS



Norwich – 7.8 miles

Loddon – 5.4 miles

Poringland - 2.6 miles

Musker McIntyre are pleased to offer this beautifully presented Grade II listed character lodge, with parts dating back to the mid 19th century. Offering two/ three bedrooms, versatile living spaces and a generous corner plot with plenty of parking, viewing is highly recommended.

Accommodation comprises briefly of:

- Hallway
- Sitting Room with Wood-Burner
- Kitchen/Dining Room
- Reception/3rd Double Bedroom
- Utility Room
- Ground Floor Shower Room
- Ground Floor Master Bedroom
- First-Floor Double Bedroom
- First-Floor Bathroom
- Ample Outside Garden Space & Off Road Parking



The Property

Opening the front door you are welcomed by a light and airy hallway, with stairs to the first-floor in front of you and airing cupboard storage to the left. The door to your right opens into the generous sitting room, where a wood burning stove takes pride of place and dual aspect windows provide plenty of light. Beside the fireplace is a wide opening that flows through to the kitchen/dining room, with exposed brick underfoot. Here you will find an ample range of floor mounted storage units and worktop space, with an integrated electric oven and induction hob. Space for a tall fridge-freezer is provided along with room for a good size dining set to one wall. Moving back along the hall French doors to your left open into a sizable room currently used as a study, but could easily function as a dining room or third double bedroom if required. Further down the hall is another identical size room that forms the main bedroom, with dual aspect windows looking out to the front and side. Before reaching the end of the hall you pass a ground-floor shower room, equipped with corner shower cubicle, toilet and wash basin, before reaching the utility room. This handy space provides additional storage/worktop space, external access to the rear of the property and plumbing for a washing machine. Taking the stairs to the first-floor, a short landing adjoins a double bedroom with integrated storage to a spacious bathroom suite fitted with bathtub, toilet and wash basin with storage unit set in the dormer window. The property has been very well maintained and decorated throughout, with a multitude of new floor-coverings installed by the current owners. The roof is part tiled, part thatched, and the thatch is in good condition and won't need attention for some years.



Gardens and Grounds

The property occupies a spacious corner plot of grounds measuring 0.19 acres (STS). A five-bar gate gives way to a large expanse of gravel driveway offering plenty of parking. Most of the garden is laid to grass and surrounds the property on all sides. To the front an area of garden has been carefully planted to provide a colourful outlook. To the West is a traditional lawned garden area that houses a greenhouse and is surrounded with well kept plant beds to the boundaries. The gravel pathway continues around the cottage to a pleasant spot behind, ideal for a seating area. To the East you will find a wooden shed where the plot opens up and borders the neighbouring woods before meeting the roadside, beyond which are tranquil field views to enjoy.

Location

Manor Lodge is situated on a quiet road in the heart of Bergh Apton, approximately 2.6 miles distance of the village of Poringland. This village offers a complete range of amenities including, Budgens, Post Office, library, Doctors, Dentists and two Public Houses. In addition Bergh Apton is an easy commute to the town of Loddon and city of Norwich. Loddon provides many amenities including schools, nurseries, shops, Post Office, Churches, Doctor's Surgery, Dentist, library, pubs and access to the Broads network. The property is in catchment areas for both Hobart High School in Loddon and Framingham Earl High School and within walking distance to Alington Primary School, recently rated as outstanding by Ofsted. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mins). 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Modern digital electric heating system. Mains electricity, water and drainage. Wood-burning stove.

EPC Rating: G

Local Authority

South Norfolk District Council

Tax Band: E

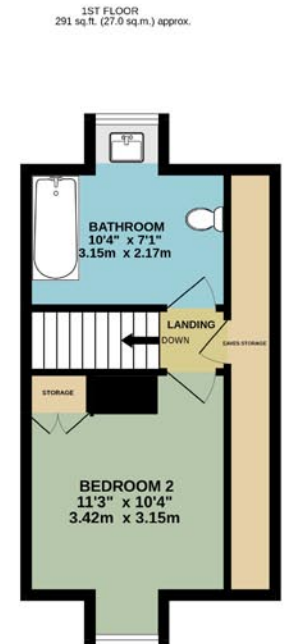
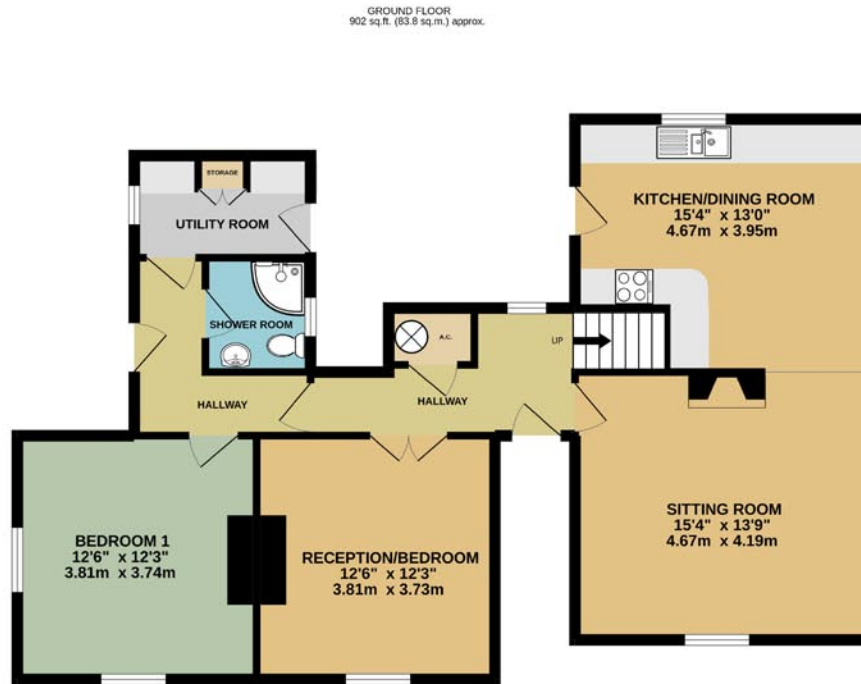
Postcode: NR15 1BJ

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.

Tenure

Vacant possession of the freehold will be given on completion.



TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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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