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**MUSKER
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ESTATE AGENTS

21 Heckingham Park Drive

Norwich - 12.1 miles

Beccles - 6.2 miles

Loddon - 1.5 miles

ATWODOUBLEBEDROOMHOUSE on an exciting development in HALES near LODDON. Architect designed and finished to an extremely HIGH STANDARD with additional communal facilities including GYMNASIUM, OUTSIDE RECREATIONAL AREA, TENNIS COURT & ALLOCATED PARKING.

Amenities in the Heckingham & Loddon area:

- Primary & Secondary Schools
- Nurseries
- Shops & Food Stores
- Petrol Station
- Doctors Surgery & Dentist
- Library
- Regular transport links between Norwich & Lowestoft
- Post Office
- Chemist
- Public Houses



The Property:

An exciting opportunity to live in an architect-designed two bedroom property. One enters the property into the sitting room, with a window to the front aspect, spiral staircase to first floor and a door to the kitchen. The contemporary kitchen is fitted with a range of floor and wall units incorporating a dishwasher, washer/dryer, fridge/freezer and electric oven with hob and extractor over, with space for a breakfast table and chairs. Upstairs you will find the two double bedrooms and the bathroom fitted with corner bath with shower over, WC and a hand wash basin. This property is finished to an extremely high standard incorporating double glazed timber framed windows, tiled floors in the kitchen & bathroom and carpets throughout the rest of the property.



Outside

The property is approached via a private road entrance. The property has a private garden to the front with iron railings enclosing it and a lawn with a path leading to the front door. The communal gardens are landscaped using a selection of trees and shrubs and there are two allocated parking spaces for each property. Additional communal facilities include a gymnasium, outside recreational/children's play area & tennis court.

Location

The development is in Hales and near to Loddon which is a very popular village providing all schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network. The planned development site is close to many beautiful walks around Heckingham. 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 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.



Services
Mains water and electricity
connected.

Local Authority
South Norfolk District Council
Tax Band: B
Postcode: NR14 6FJ

Rent £675
Deposit £775

Beccles: 01502 710180
Diss: 01379 644822
Loddon: 01508 521110
Halesworth: 01986 888205
Harleston: 01379 882535
Norwich: 01603 859343

www.muskermcintyre.co.uk

To book a viewing please call us on 03300 53 59 50



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