



M
M

Kings Wood,
Loddon, Norfolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer **CHAIN FREE** this substantial detached house situated on a quiet close just moments from the centre of Loddon. This impressive family home boasts four double bedrooms, three reception rooms and a spacious kitchen/breakfast room with utility room. The property also benefits from front and private rear gardens with a double garage and off-road parking.

Accommodation comprises briefly:

- Entrance Hall • Cloakroom
- Sitting Room with Fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Utility Room • Study
- Spacious Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom • Front & Rear Gardens
- Double Garage • Off Road Parking



Property

As you enter the property, a spacious hallway with stairs to the first floor greets you. To your immediate left, there's a storage cupboard perfect for coats and shoes, and a cloakroom is conveniently located to your right. The second door on your left leads you into a sizable sitting room featuring a cosy fireplace as a focal point and built-in wall shelving for excellent storage. French doors in this room open directly into the rear garden. Additionally, double doors connect to a separate dining room, which also offers views of the rear garden and provides ample space for a large table and chairs and a single door leads back into the hall. From here the kitchen/breakfast room can be accessed. This room features country-style wall and base units, offering ample worktop space. It includes a large butler sink perfectly positioned beneath a window that overlooks the garden. There's a four-ring gas hob with an oven below, and dedicated space is available for a dishwasher. Additionally, the room is spacious enough to comfortably accommodate a table and chairs. Leading off from the kitchen is a convenient utility room, which offers direct access to the rear of the property through an external door. This room includes additional cupboards, worktop space, a double sink, and under-unit space for further appliances. Completing the ground-floor accommodation is a study that looks out to the front aspect. On the first floor a spacious landing connects the four double bedrooms and the family bathroom. The master bedroom is a very generously sized double room with a window to the rear and an ensuite shower room. The other three bedrooms are also doubles; the largest of these is located at the front of the property, while the remaining two are situated at both the front and the rear. The family bathroom is fully tiled and features a white suite, including a panelled bath with a shower overhead, a toilet, and a hand wash basin.







Outside

To the front, there is a neatly kept lawned area bordered by a selection of bushes, with a paved pathway leading up to the front door and continuing around each side of the property. On the right-hand side, the property and garden are bordered by a brick wall with large bushes behind, offering privacy for the garden. This area leads to the off road parking and double garage, which has “up and over” doors and an internal door leading directly into the garden. The garages and driveways for the property are accessed from High Bungay Road. The rear garden is generously sized, enclosed by brick walls and high timber fencing for privacy. French doors from the sitting room open onto a small patio area, perfect for a table and chairs. Pathways extend around the rear of the property and lead to the garage. The garden itself is primarily laid to lawn, complemented by attractive bordering plant beds.

Location

Kings Wood 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

Mains gas central heating and hot water. Mains electric, water and drainage. UPVC double glazed throughout.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 6UN

What3Words:///boomed.observers.added

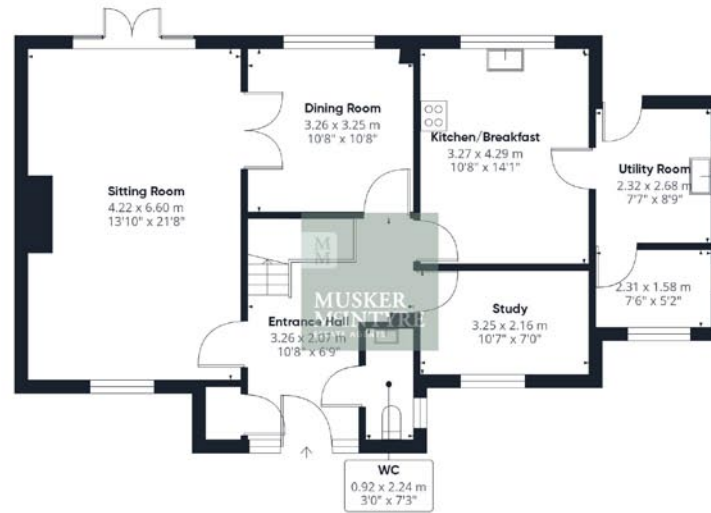
Tenure

Vacant possession of the freehold will be given upon completion.

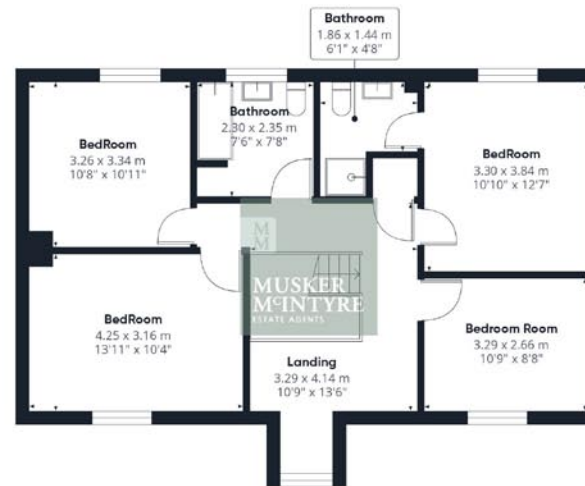
Agents' Note

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: £480,000



Floor 0 Building 1



Approximate total area^m
152.5 m²
1643 ft²

(1) Excluding balconies and terraces

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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk