

Sycamore Close,
Loddon, Norfolk

MUSKER McINTYRE
ESTATE AGENTS

Uncompromised space, discreetly located in this sought after part of Loddon, just a short walk from the shops, schools and amenities, you will find this impressive CHAIN FREE detached family home. Boasting four first floor bedrooms, two reception rooms, exceptional kitchen/dining room, utility room and additional ground floor bedroom/study with an additional bathroom. Outside the generous south facing gardens lead from the garage and parking area. This spacious, versatile property is full of potential and would suit a variety of purchasers. Viewing is highly recommended.



Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Formal Dining Room
- Kitchen/Dining Room
- Bedroom Five/Study
- Shower Room
- Utility Room
- Four First Floor Bedrooms
- Family Bathroom
- Garage & Driveway Parking
- Generous Gardens

Property

Stepping through the front door of this deceptive family home we are welcomed by the entrance hall where the feeling of space and natural light, typical of its era are instantly apparent. Stairs rise to the first floor and doors open to the main ground floor living spaces. At the foot of the stairs we enter the formal dining room, a generous and verstaile second reception room given that ample dining space is made in the kitchen. French doors open into the kitchen allowing these two spaces to serve perfectly for family life and entertaining. Across the hall we find the sitting room which at over 20.ft offers a superb space. A window looks to the rear gardens whilst patio doors open to the large patio set to the enclosed front gardens. At the rear of the house we find the recently re-fitted kitchen/dining room. Finished with a range of modern yet classic wall and base units providing excellent storage and working space. A fitted oven, hob and extractor feature with a dishwasher set below the sink where we look out to the garden. French doors open from the dining area into the rear gardens. From the kitchen an inner lobby opens to the utility room at the rear whilst a door leads to the guest bedroom and shower room on this level. The bedroom offers a versatile option for working space if not required, yet provides a superb, self contained space for visitors. Climbing the stairs to the first floor the landing echoes the feeling of space throughout. The first three bedrooms are set to the front of the property, providing two excellent doubles and a generous single room. At the rear left we find the family bathroom fitted with a white four peice bathroom suite offering a separate shower, bath, wash basin and w/c. Completing the first floor the impressive master bedroom is set looking to the rear and offers fitted wardrobes.























Outside

At the head of Sycamore Close we arrive at the parking and garage for Little Pipers which is discreetly hidden behind this space. A wrought iron gate opens to the exceptional enclosed front garden space where a path leads past the lawns and raised decorative beds. An extensive patio is laid to the front of the property and leads to the large covered storm porch. Patio doors open from both the sitting room and guest bedroom to this space. The garden is fully enclosed by fencing and framed with flowering beds. At the rear a door opens from the utility room whilst French doors lead from the kitchen/dining room out to the second generous patio. An area of lawn is framed with brick edging whilst the garden is again fully enclosed by timber fences. A garden shed is in situ.

Location

The property is ideally positioned within easy walking distance of the many amenities of Loddon which is a very popular South Norfolk Town providing a range of schools, nurseries, shops, Post Office, Churches, Chet Valley medical centre, library, a community gym, pubs, an excellent bus service, and access to the Broads network. Close to many beautiful 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 10 miles to the North with 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. 23 miles.

Fixtures & Fittings
All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Gas fired central heating and hot water. Mains drains, water and electricity.

Energy Rating: D

Local Authority:
South Norfolk Council
Tax Band: D
Postcode: NR14 6LF

What3Words: ///ivory.delays.girder

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: £400,000 - £425,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon	01508 521110
Bungay	01986 888160
Halesworth	01986 888205

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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