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Maple Crescent,
Loddon, Norfolk

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ESTATE AGENTS

We are pleased to offer this striking, Georgian inspired five double bedroom detached home, located just a short distance from the heart of Loddon. Built in 2019, this impressive family property features a spacious kitchen/family room, a 24' sitting room, a cinema room, a family bathroom, and two ensuites. Externally, the property offers an enclosed South-facing rear garden with a garden studio, as well as a double garage and off-road parking. Viewing is essential to fully appreciate the space and the high standard of finish throughout.

Accommodation comprises briefly:

- Entrance Hallway
- 24' Sitting Room
- Kitchen/Family Room
- Utility Room
- Cinema Room
- Cloakroom
- Five Double Bedrooms
- Two Ensuites
- Family Bathroom
- South Facing Rear Garden with Studio
- Double Garage & Off Road Parking

Property

Upon entering this home, you are greeted by an open hallway featuring a staircase to the first floor and a cloakroom equipped with a low-level W/C and wash basin. To your left is a second reception room, currently utilised as a cinema room. To the right is the 24' dual aspect sitting room, where large double glazed windows allow natural light to flood the space and a log burner serves as a cosy focal point. The stunning kitchen and family room is beautifully fitted with ample wall and base units, black granite effect worktops, and an inset stainless steel sink. High-quality integrated appliances include a Miele dishwasher, a 900mm induction hob with an overhead extractor, an oven, a steaming oven, a microwave, and a fridge and freezer. A large breakfast bar provides additional workspace, storage, and seating. The living area offers generous space for comfortable seating, featuring uPVC bi-fold doors that open onto the rear garden. Adjacent to the kitchen is a practical utility room with fitted units, a stainless steel sink with a filtered water tap and water softener, plumbing for a washing machine and tumble dryer, and external access to the garden.

The first-floor landing leads to five double bedrooms. The master bedroom, situated at the front of the property, features three full-length windows, fitted wardrobes, and an ensuite shower room. This ensuite is part-tiled and includes a double shower cubicle, a double basin vanity unit, a WC, and a heated towel rail. The second largest bedroom also benefits from a fitted wardrobe and an ensuite shower room equipped with a shower cubicle, a pedestal hand wash basin, a WC, and a heated towel rail. Completing the accommodation, the family bathroom features a white suite comprising a low-level WC, a hand wash basin, a panel bath, a separate shower cubicle, and a heated towel rail.









Outside

To the front of the property, a paved path leads to the main entrance, complemented by a lawned garden and a gravel border ideal for potted plants. A brick-weave driveway provides off-road parking for two vehicles and leads to a detached double garage featuring a pitched roof, electric door, and lighting. There is also an additional garage storage unit. A side gate provides access to a fully enclosed rear garden, which is primarily laid to lawn with paved and gravel pathways and flower and shrub borders. A patio area with a wooden pergola is situated outside the kitchen/family room, providing an ideal space for entertaining. The garden also includes a greenhouse and a fully insulated studio (4m x 3m) equipped with electricity.

Location

Maple Crescent is a small cul-de-sac just a short walk from the heart 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

Gas fired central heating (Google Nest thermostats). Mains electricity, water and drainage connected. Air conditioning (bedroom/sitting room/dining/cinema room). Hive EV charging point. Google Nest external security cameras.

Energy Rating: B

Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR14 6FX

What3Words: ///dwarves.relative.piper

Tenure

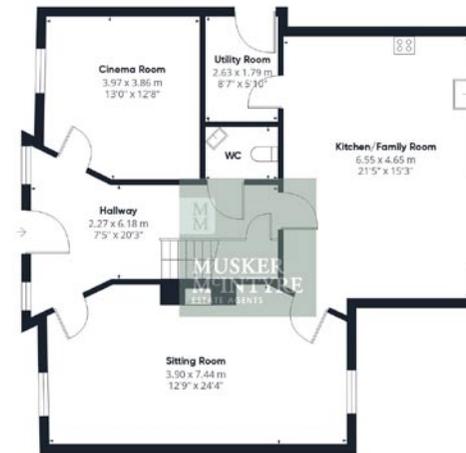
Vacant possession of the freehold will be given upon completion.

Agents' Note

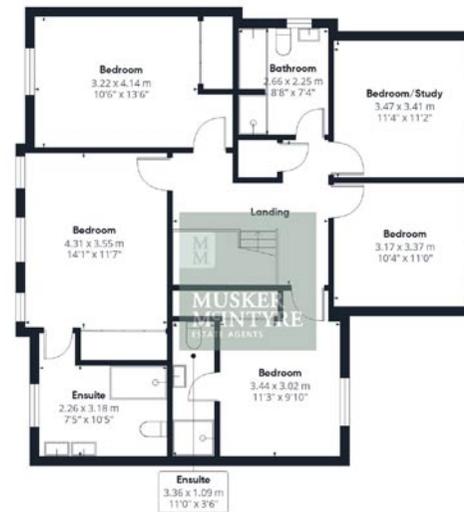
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Service Charge: Approx: £181.76 per annum

Guide Price: £750,000



Floor 0 Building 1



Approximate total area⁽¹⁾

191.3 m²

2060 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.



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