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Gunton Road,
Loddon, Norfolk

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ESTATE AGENTS

Norwich - 11.7 Miles

Beccles - 7.2 Miles

Bungay - 7.2 Miles

We are pleased to offer this **CHAIN FREE**, semi-detached house located in the sought-after town of Loddon. The property features three bedrooms, a sitting room, a kitchen/breakfast room, a conservatory, and a family bathroom. Additionally, the home benefits from a garage, off-road parking, and low maintenance front and rear gardens. This property represents an ideal opportunity for a first-time buyer or as an investment.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Conservatory
- Front & Rear Gardens
- Garage
- Off Road Parking



Property

The entrance hall welcomes you into the property, with stairs directly ahead and doors leading to the kitchen and sitting room. The kitchen/breakfast room features a quality range of oak wall and base units with contrasting worktops, an electric oven with a gas hob, and an overhead extractor. It includes a stainless steel sink positioned under the window, an integrated dishwasher and washing machine, and space for a fridge freezer. Additionally, there is a large, fully shelved storage cupboard and a defined area for a breakfast table and chairs set within a large bay window overlooking the garden. The spacious sitting room features an attractive wall-mounted electric fire as a focal point. Bi-folding sliding patio doors lead into a conservatory, providing an excellent space for dining or relaxation, with French doors opening to the garden and an internal door offering direct access to the garage. Upstairs, the generous master bedroom includes two front-facing windows that fill the space with natural light. There are two further bedrooms and a family bathroom fitted with a white three-piece suite, including a bath with an electric shower, a hand wash basin, a WC, and a heated towel rail. The landing provides access to an airing cupboard and a fully boarded loft equipped with a ladder. The property is presented in good condition throughout.







Outside

The front of the property features decorative slate beds and a brick-weave driveway leading to the side entrance. Off-road parking is available in front of the garage, which is equipped with full light and power, a front roller door, and a rear up-and-over door providing direct access to the rear garden. The rear garden is designed for low maintenance with block paving, flower bed borders featuring established shrubs and trees, and a large wooden storage shed. The space is fully enclosed, ensuring a safe environment for pets and children.

Location

The property is only a short walk from the centre of Loddon, a popular town offering excellent amenities, including schools, nurseries, shops, a Post Office, churches, a doctors' surgery, a dentist, a library, three pubs, a cafe, and various takeaway options. You will also have easy access to the Broads Network via Loddon Staithe and the River Chet, which features lovely walking trails. The house is within easy reach of the market towns of Beccles and Bungay for a fuller range of amenities. The Cathedral City of Norwich is approximately a 20-minute drive north and offers a mainline train link to London Liverpool Street (1 hour 51 minutes). Finally, the unspoiled heritage coastline of Suffolk, including the beautiful beaches of Southwold and Walberswick, is approximately 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 and hot water.
Mains electricity, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR14 6DP

What3Words: ///corals.slider.repayment

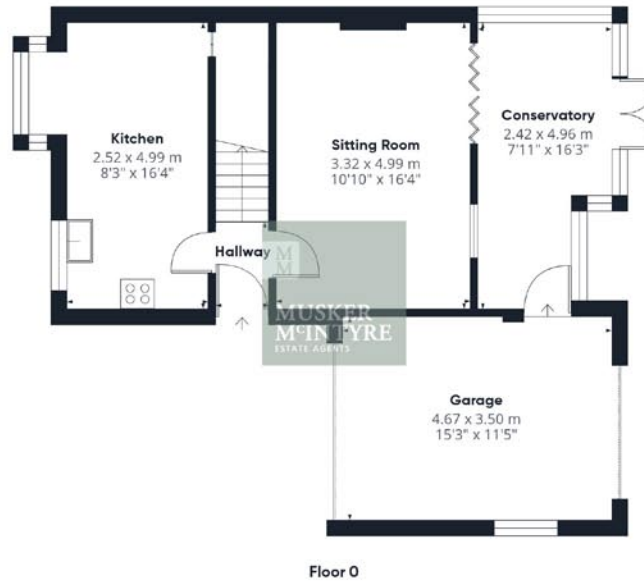
Tenure

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: £240,000



Approximate total area^m
93 m²
1001 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

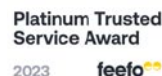
To arrange a viewing, please call 01986 888160

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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