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Bridge Street
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

A most attractive C.19 red brick home set in the heart of Loddon, close to amenities and the River Chet. The current vendors have enjoyed this deceptively spacious family home over the last decade, which offers a wealth of character whilst aligning with modern living through the spacious rooms and open-plan kitchen/dining area. Outside a utility and office are found in the original outbuildings, whilst a modern garden studio offers a versatile space set amongst the extensive, superbly presented rear gardens.

Accommodation comprises briefly:

- Sitting Room with Fireplace
- Open Plan Family Kitchen/Dining Room
- Lobby
- Ground-Floor Bathroom
- Main Double Bedroom
- Second Double Bedroom
- Single Bedroom
- First-Floor WC
- External Utility & Office
- Insulated Garden Studio
- Stunning, Generous Gardens



Property

Pushing open the front door of this delightful home, the character that runs throughout is instantly apparent. We are welcomed by the entrance lobby, providing the perfect space for our coats and boots after a wander along the river. A door leads from here into the sitting room. Our eye is drawn to the red brick fireplace housing the wood-burning stove whilst a large window to the front aspect fills the space with natural light and highlights the attractive exposed timber floors. At the rear we step through to the open plan dining room and kitchen, an exceptional space for family living and entertaining alike. The dining area offers ample room for dining and living with a door opening to the staircase and another to the storage below. In the kitchen, a range of cabinets provides our storage and generous working area above, a range style cooker and fitted extractor above, complements the practicality of this family kitchen. Two windows look onto the garden and a door opens to the same. Internally, a lobby area leads us through to the bathroom, which offers a classic white suite boasting a shower over the bath, w/c and wash basin. Climbing the stairs, we find the central landing leading to all three bedrooms and the first-floor cloakroom. The master bedroom is found at the rear of the property, enjoying a view over the gardens. Fitted wardrobes and a large alcove offer great storage solutions to the room. Set to the front a second double bedroom and generous single bedroom are found, both of which again boast fitted wardrobes. Completing the accommodation, the all-important first floor cloakroom offers a w/c and wash basin.







Outside

From Bridge Street we access the property via the front door, whilst rear access via a right of way passes numbers 29 & 31 and leads into the rear garden. At the rear the gardens are a delight. From the kitchen dining room, a door opens to the initial courtyard where we find our utility room and home office, making use of the two original brick outbuildings. Electricity and WiFi are connected in the office. Passing this charming building, we find the first area of the garden centred around entertaining and family life. A brick and flint wall forms the backdrop to this perfect sun trap. A gate opens to a shaded seating area framed with hedging and in turn leads through to the main garden. Here we find a large patio opening to the extensive lawn. A pergola offers a covered seating terrace whilst the centrepiece of the garden is the superb studio, which is insulated and again connected with electricity and WiFi. The studio provides a versatile addition to the home whilst feeling completely detached. Heading to the foot of the garden, we find a large pond. Viewing is essential to appreciate this wonderful space.

Location

The cottage is located in the heart of Loddon which is a very popular village providing all schools, nurseries, shops, Post Office, Churches, medical centre & dentist, library, pubs and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. 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 (there are regular direct bus routes) Norwich has 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. 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 central heating. All mains connected.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6NA

What3Words: ///sonic.worth.should

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: £340,000



Approximate total area¹⁾

96.6 m²
1038 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 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

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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.



Loddon OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk