



M
M

Old Mill Loke,
Loddon, Norfolk

M
M

**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich - 11 Miles

Bungay - 6.4 Miles

Beccles - 7.5 Miles

This unique property offers a rare opportunity to purchase a CHAIN FREE individual home set in the heart of Loddon. It is located within a stone's throw of all local amenities, including the Loddon Staithe and the Broads. The property features three bedrooms, a 27' reception room, a kitchen, and a bathroom. Externally, the home includes wrap-around gardens and off-road parking.

Accommodation comprises briefly:

- Hallway
- Reception Room
- Kitchen
- Two Double Bedrooms
- Single Third Bedroom
- Wrap-around Gardens
- Off Road Parking



Property

Upon entering the property, the hallway leads left to the main living areas and right to the two principal bedrooms. Directly opposite the entrance is a room housing the boiler and water tank. The master bedroom is generously sized and situated at the rear of the property, featuring French doors that open onto a patio area. The second double bedroom is located at the front of the home. A third bedroom, accessed via the hallway on the opposite side, offers built-in storage cupboards and provides the flexibility to be used as an additional reception room, study, or office. Opposite is the family bathroom, which includes a bath with a shower attachment, a washbasin, and a WC. The hallway continues into an expansive reception room characterised by high pitched ceilings and exposed beams. This bright space features six arched windows and two Velux windows that allow natural light to flood the room, and offers ample space for both living and dining furniture. A white-painted brick chimney stack serves as a central feature, subtly defining the two areas, while a wood burner on a large brick hearth provides a focal point. From here, doors provide access to both the rear garden and the kitchen. The kitchen is equipped with fitted wall and base units, a single bowl sink, and designated space for an oven and fridge/freezer. While the property has been well-maintained by the current owner, it now offers the potential for some sympathetic updating.







Outside

The property is accessed from the High Street via a private gravelled "loke,". To the front of the house, a stone-walled area provides gravelled off-street parking for two to three vehicles. A wooden gate offers access to the rear garden, which is primarily laid to lawn and features established tree and hedge borders for privacy. A patio area situated outside the reception room and master bedroom provides an ideal space for outdoor dining. Additionally, the garden includes a detached garden room with the potential to serve as a summer house/office.

Location

Old Mill Loke is conveniently located just off the High Street in 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

Gas fired central heating and hot water. Mains electricity, water and drainage.

Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR14 6AH

What3Words: ///responses.following.sweetened

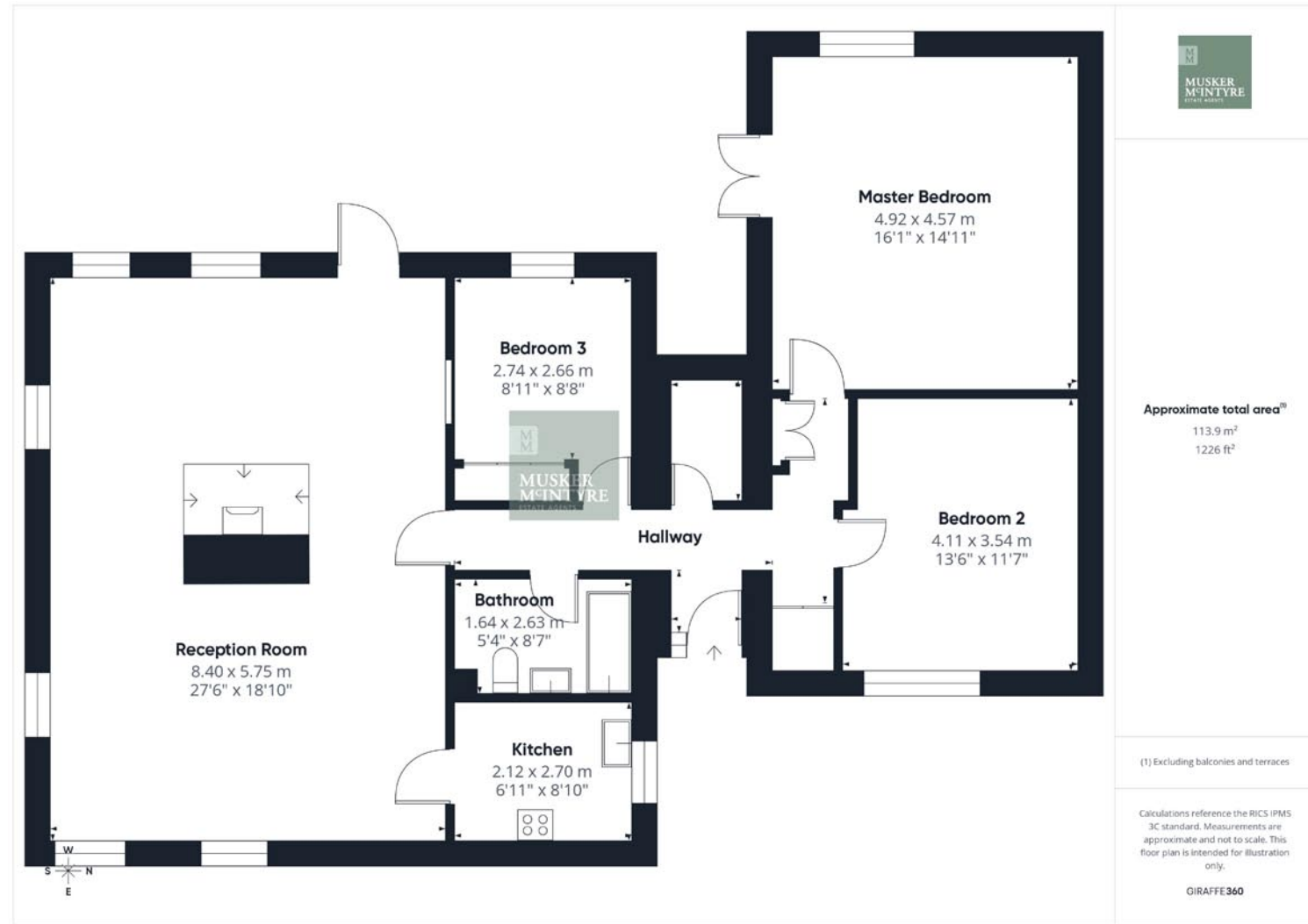
Tenure

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



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