



35

Cannell Road,
Loddon, Norfolk



**MUSKER
M^CINTYRE**
ESTATE AGENTS

Norwich – 11.5 miles

Beccles – 7.5 miles

Bungay – 6.2 miles

Offered CHAIN FREE and located on the edge of the popular town of Loddon you will find this detached bungalow for sale. Features include two double bedrooms, family bathroom, reception room, conservatory, kitchen, garage with off-road parking and a private rear garden. In need of some cosmetic updating this bungalow would make a lovely home for the incoming purchaser.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Garage
- Off-Road Parking



Property

Opening the front door you find yourself in the hallway that provides access to all rooms. The sitting room provides ample space to function as a sitting/dining room with a gas fireplace as the focal point of the room, a window to the rear aspect overlooking the rear garden, and a window and door leading into the conservatory. Access to the rear garden can be obtained via the conservatory. The kitchen is equipped with a range of floor and wall mounted units and plenty of worktop space with inset stainless steel sink and drainer, gas cooker, space for washing machine under and space for a free standing fridge/freezer. The master bedroom is a spacious double to the rear of the property with a window to the side aspect and the second double bedroom is to the front of the property, also with a window to the side aspect. The bathroom comprises a panel bath with electric shower over, low level W/C and hand wash basin.



Outside

To the front the property has low maintenance gravel areas, perfect for pots and planters, either side of the steps leading to the front door. There is a garage adjacent to the property with an electric door, power and light, and off road parking in front. A side gate gives access to the rear garden. To the rear is a fully enclosed private garden with fence and hedge borders, lawned and gravel areas and a selection of plant and shrubs. A timber shed is situated in the corner of the garden.

Location

The property is located just a short walk from the centre of the village. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, butchers, 3 pubs, a café 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 (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

All mains services connected. Gas fired central heating.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DW

What3Words: ///devours.reclaimed.hidden

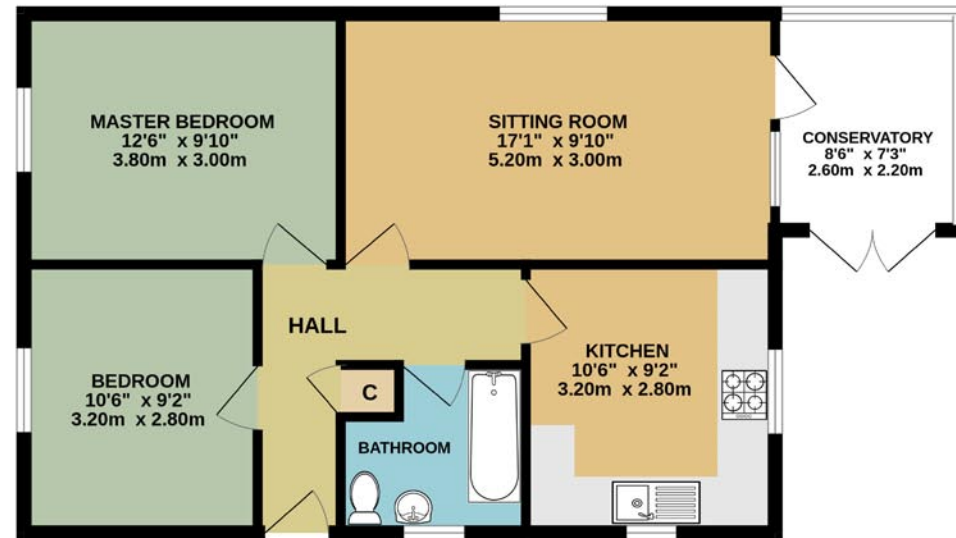
Tenure

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: £235,000



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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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.



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