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Warren View
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer this detached bungalow, situated in a prime village location close to the centre of Loddon. The current vendors have improved the property to a high standard, offering modern and comfortable living. The accommodation includes three double bedrooms, 20ft sitting room, kitchen/dining room with a lovely sunroom and utility room. Additionally, the property benefits from a garage conversion providing a fourth bedroom or home office, landscaped rear gardens, and off-road parking.

Accommodation comprises briefly:

- Entrance Hall • Sitting Room
- Kitchen/Dining Room
- Sunroom • Utility Room
- Shower Room
- Master Bedroom • Ensuite
- Two Further Double Bedrooms
- Landscaped Rear Garden
- 4th Bedroom/Home Office
- Off Road Parking



Property

One enters the property into a bright hallway providing access to all principal rooms. The 20ft sitting room offers a spacious yet cosy feel, featuring a large bay window with front-facing views, an electric feature fireplace as a focal point, and a useful large storage cupboard. The newly finished kitchen serves as the hub of the home, featuring a full range of cream wall and base units, matching worktops, and a contrasting wooden breakfast bar. It comes complete with an integrated fridge, wine cooler, dishwasher, and an impressive Range-style cooker. The kitchen and dining room flow together seamlessly, offering ample space for a dining table and chairs. From here, double patio doors lead to a newly insulated sunroom with full width windows and sliding doors, allowing for year-round use. Adjacent to this is a utility area with wall and base units, a sink, and space for additional appliances, with a door leading to the rear garden. Three well-proportioned bedrooms are located off the main hallway, each benefiting from built-in wardrobes. The master bedroom includes a fully tiled ensuite with a shower cubicle, hand wash basin, WC, and heated towel rail. The upgraded family shower room comprises a walk-in shower, combination vanity basin and toilet, and a heated towel rail. A unique feature of this home is the converted garage, which can serve as an additional bedroom or home office. This flexible space includes its own WC, making it ideal for guests or remote work. Presented in excellent condition throughout, this property provides spacious and flexible accommodation to suit a variety of buyers.







Outside

The property is approached via a path to the front door, flanked by gravel areas ideal for displaying pots and plants. The driveway provides parking for two to three cars in front of the converted garage, where a gate gives access to the rear garden. The path from the gate leads past the converted garage, which includes its own entrance, to a generous rear garden. This well designed space features a large lawn bisected by a pathway leading to a dedicated seating area. An additional seating area is situated directly on the lawn, perfect for outdoor dining and entertaining. The garden provides excellent privacy with high wooden fencing and borders of shrubs, bushes, and small trees. A storage shed is also conveniently located to the side of the property.

Location

The house is well positioned in a quiet cul-de-sac, just a short walk into the centre of Loddon providing easy access to a wide range of local amenities, including schools, nurseries, shops, a post office, churches, a doctors' surgery, a dentist, a library, and a veterinary surgery. The town also features three pubs, a butcher, a café, and various takeaway options. For outdoor enthusiasts, there is access to the Broads Network via Loddon Staithe and the River Chet, offering several scenic walking routes. The property is also within easy reach of the market towns of Beccles and Bungay, which provide a broader selection of services. Additionally, the Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline train link to London Liverpool Street (1hr 51mins). The heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is located about 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, mains water, electricity and drainage.

Energy Rating: D

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6ER

What3Words: ///requires.hills.printouts

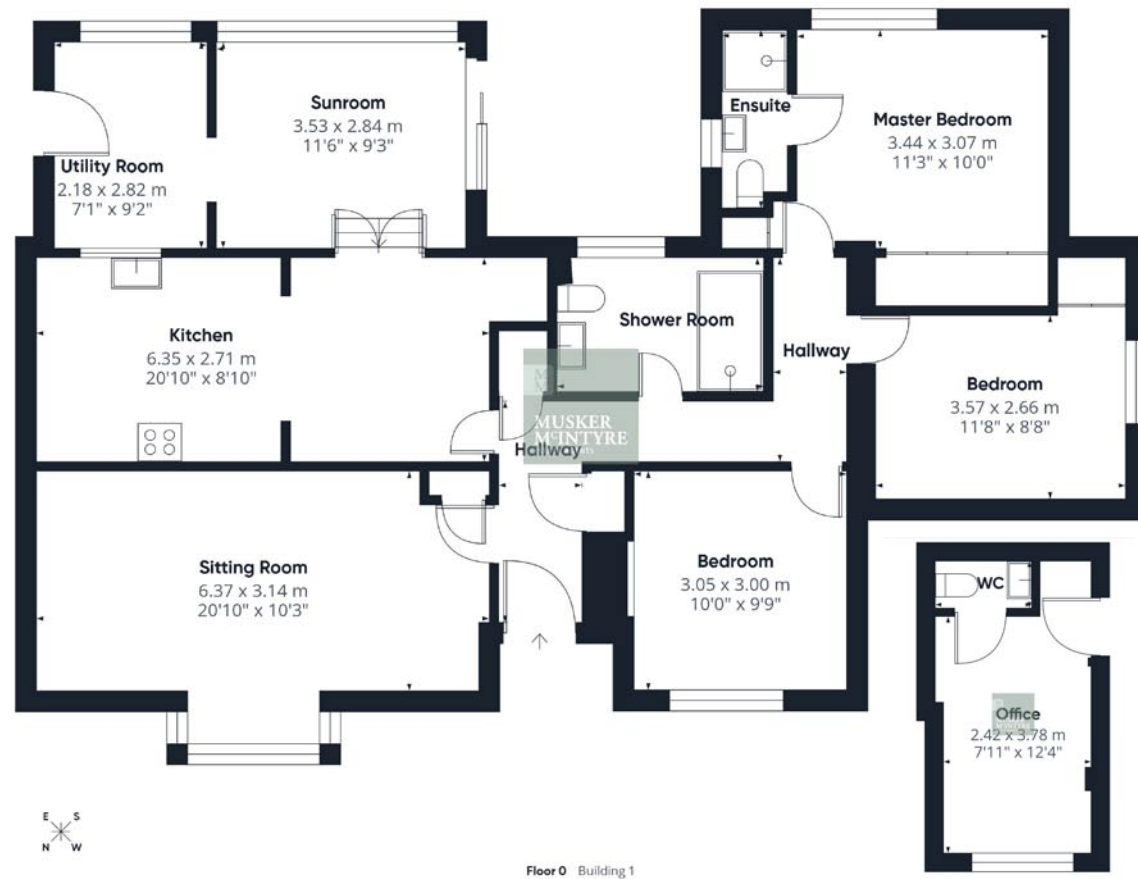
Tenure

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: £320,000



Approximate total area^m
108.5 m²
1167 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:

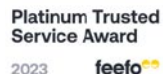
Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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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