



Bloomfield, Hales, Norfolk

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Norwich – 12.3 miles
Beccles – 6.4 miles
Loddon – 1.7 miles

An 'architect designed' 6 BEDROOM property offering flexible and spacious accommodation sitting on 0.5 acre (STS) with 3 reception rooms, garage and ample off road parking. NO ONWARD CHAIN.

Accommodation comprises briefly:

- Storm Porch
- Entrance Hall
- Reception Room
- Dining Area
- Kitchen Diner
- First Floor living/galley room
- Master Bedroom with dressing/study area
- 4 Ground floor Double Bedrooms
- First floor 5th Bedroom/Study
- 2 x Family Bathrooms
- Utility Room
- Approx. 0.5 acre (sts)
- Garage
- Off Road Parking for several vehicles
- Large rear garden with wild meadow area.



The Property

On entering the property you are welcomed by a spacious hallway which leads off to a dual aspect reception room which is light and airy with a full width sliding door to the rear patio area and overlooks the large garden, a fire place is the main focal point of the room with a marble hearth and gas fire supplied via LPG. Back from the hall is a dining area facing the front aspect with ample space for dining table and chairs. The hallway has a large cupboard for coats and boots plus there is a cupboard housing the oil boiler. The kitchen diner is a contemporary design and has an integrated dishwasher, 'Smeg' hob, 'Electrolux' Double oven, and a one and a half bowl sink unit. There is ample space for a dining table and chairs and the 'American' style fridge freezer will remain in situ. Loft access in the kitchen houses the header tank. There is a separate utility area with space for washing machine and tumble dryer and doors leading from here and the kitchen giving access to the rear garden. An inner hall with storage cupboard leads to 4 bedrooms and a family bathroom. All the bedrooms are of double room size with two facing the front aspect and one of these has a personal door and one with a built in cupboard, and two facing the rear aspect. The modern family shower room is tiled throughout and fitted with a double shower cubicle, WC, hand wash basin and two heated towel rails.

On the first floor the stairs lead to a spacious galley room which provides flexibility to be an additional living area or if required, even more bedroom accommodation. There are skylights to the front and rear giving superb light. A family bathroom is located to the far end and this is fitted with a 'P' shaped bath with shower over, WC, hand wash basin and is part tiled. The 5th bedroom/study room is located next to the Master bedroom, and this is extremely spacious with a dressing area and a 'barn style' full height window alcove overlooking the front aspect providing space for a desk or further bedroom furniture. There is ample eaves storage on the first floor in the galley room and the master bedroom.



Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

EPC Rating: TBA

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: NR14 6AB

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.

Tenure

Vacant possession of the freehold will be given upon completion.

Offers In Excess Of £380,000

Outside

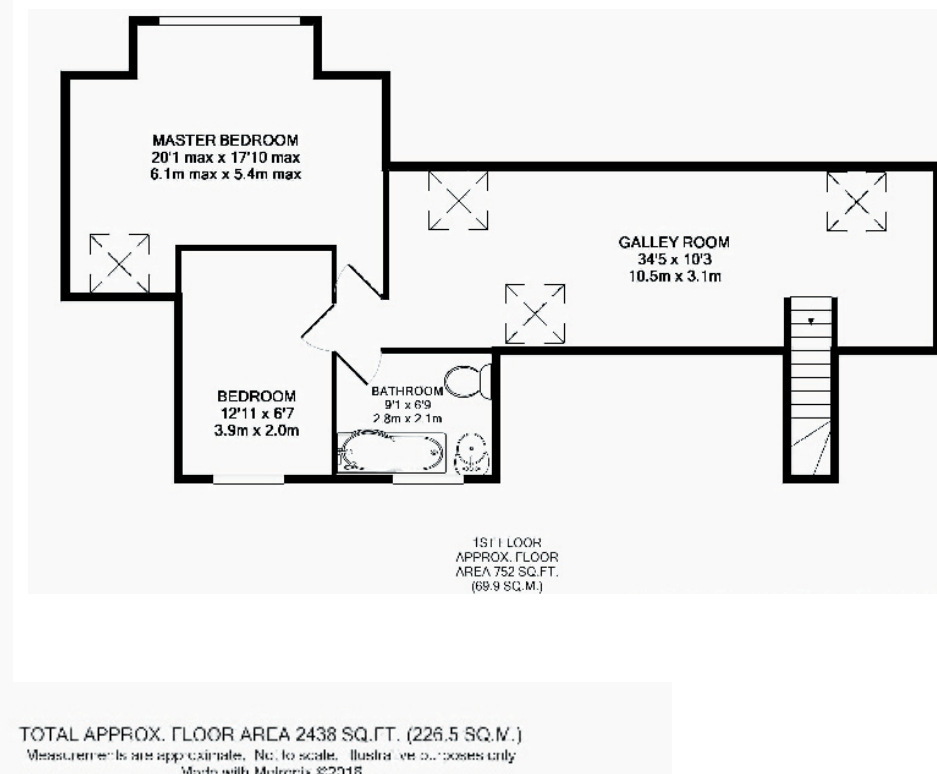
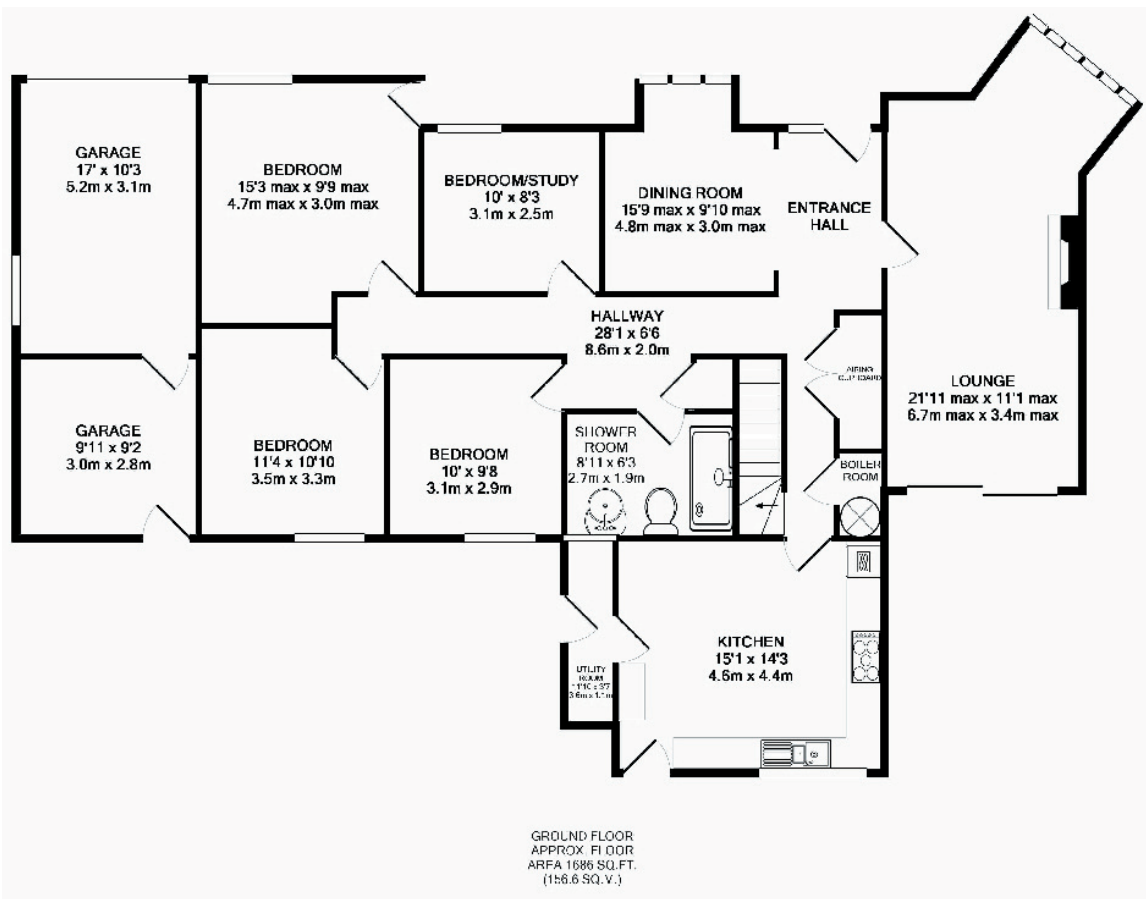
The driveway entrance opens up to provide ample off road parking for several vehicles and has trees surrounding the front providing privacy from the road. There is a single garage and side access to the rear. The rear garden is large and mainly laid to lawn with surrounding mature trees and borders. There are two patio areas providing ideal space for entertaining family and friends. Through the trees at the bottom of the garden there is a wild meadow area which could be cleared if preferred to provide a more open expanse of garden. The grounds sit on approximately 0.5 acre (subject to survey).

Location

This lovely home is in the centre of Hales which has an active community, local restaurant and church. It is a short distance from Loddon which is a very popular village providing schools, nurseries, shops, post office, doctor's surgery, bank, library, dentist and access to the Broads network. The market towns of Beccles and Bungay are both within easy distance and provide a fuller range of amenities. It is 12 miles from the Cathedral City of Norwich which has a mainline train link to London Liverpool Street (1hr 40mins) and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick is approximately 20 miles away.







To arrange a viewing please call us on 01508 521110

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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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