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*High Street,  
Loddon, Norfolk*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Musker McIntyre are delighted to offer an exceptional opportunity to purchase a charming and spacious Grade II Listed End-Terrace property. This attractive red brick home is nestled within the historic market town of Loddon within walking distance to schools and amenities. The property boasts three double bedrooms, three reception rooms, a good size kitchen and a private rear garden.

**Accommodation comprises briefly:**

- Sitting Room
- Dining Room
- Kitchen
- Family Room/Study/Ground Floor Bedroom
- Cloakroom
- Master Bedroom
- Two Further Double Bedrooms
- Bathroom
- Private Rear Garden



**Property**

Entering the property via the front door we step into the hallway providing access to all ground floor rooms and the staircase to the first floor. The spacious sitting room offers a large sash window to the front and an electric fire as the main focal point. A door leads into the dining room which offers ample space for a good-sized dining table and chairs, with a window to the rear aspect and a stable door opening onto the rear garden. A doorway leads back to the hall and another door leads into the kitchen. The kitchen offers a range of wall and base units set against contrasting work surfaces with laminate floor, an integrated electric oven, gas hob and a one-bowl, single-drainer stainless steel sink positioned beneath a window to the side aspect. There is space and plumbing for a washing machine and dishwasher under the counter and space for a free standing fridge/freezer. Opposite the sitting room, there is a third reception room with a sash window to the front and side aspect. This versatile space could potentially be utilized as a family room, a study, or even a fourth bedroom. Adjacent we find the cloakroom with WC and hand wash basin. Moving upstairs we find two double bedrooms to the front aspect, both offering built-in storage, and a third double bedroom to the rear. Completing the upstairs accommodation is a spacious family bathroom, which offers a bath with an overhead shower, a hand wash basin, and a W/C.



### Outside

Access to the rear garden is through a wooden gate located within the archway to the right of the property. The fully enclosed, private garden is primarily laid to lawn and features a paved area, ideal for a table and chairs, with a path leading to the back door. The garden is surrounded by a variety of established plants, trees, and shrubs, and also includes a timber shed.

### Location

This charming property is conveniently located in the heart of the town within a conservation area in South Norfolk. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary surgery, 3 pubs, butchers, a café and take away 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

Gas fired central heating and hot water.  
All mains services connected.

Energy Rating: Exempt - Grade II Listed

## Local Authority:

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

What3Words: ///trendy.blaring.eyepieces

## Tenure

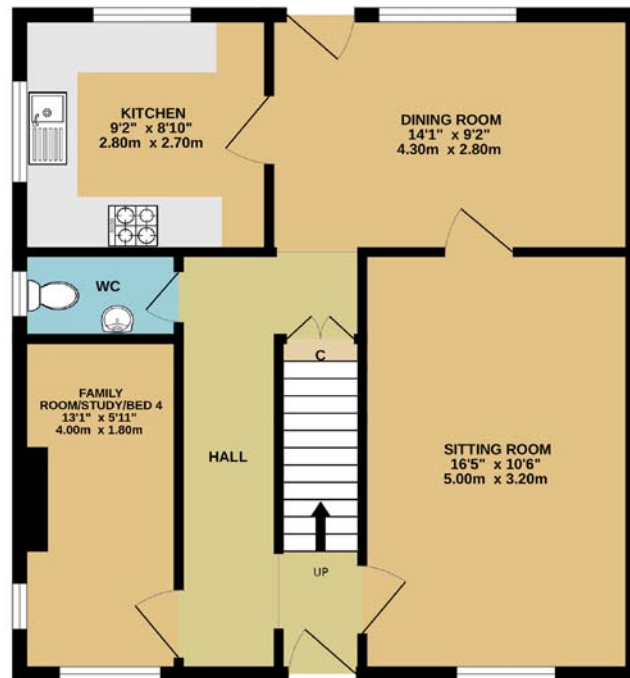
Vacant possession of the freehold will be given upon completion.

## Agents' Note

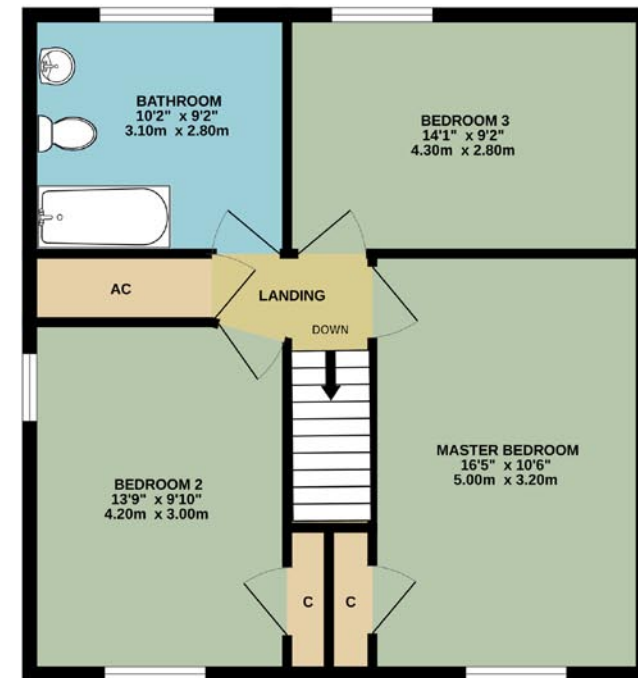
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £340,000**

GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 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:

Loddon 01508 521110  
Bungay 01986 888160  
Halesworth 01986 888205  
Harleston 01379 882535

[www.muskermcintyre.co.uk](http://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.



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