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Filbert Road
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich – 10.6 miles

Beccles – 8.1 miles

Loddon - walking distance

We are pleased to offer for sale a lovely spacious four bedroom property in a much sought-after area of Loddon. Boasting approximately 1400 sq. ft. (STS) and in good condition throughout with beautifully maintained gardens, off road parking and a detached garage. Offered with no onward chain, prompt viewing is recommended.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility Room
- Cloakroom
- Three Double Bedrooms
- Single Bedroom
- Family Bathroom
- Front & Rear gardens
- Detached Garage
- Off Road Parking

Property

On entering the property we are welcomed into the spacious entrance hall. From here, doors provide access to the cloakroom, kitchen, and sitting room, with a staircase leading to the first-floor landing. The L-shaped sitting/dining room has a feature brick fireplace with a tiled hearth and mantle and sliding patio doors lead you into the rear garden. The kitchen is fully fitted with a range of base units and wall cupboards, one bowl single drainer sink, oven with hob, dishwasher and free standing fridge/freezer (all included). This area seamlessly connects to a practical utility room, offering additional functionality. From the kitchen, a door provides direct access to the rear garden and driveway. The first floor features a galleried landing that provides access to all the rooms on this level, including four bedrooms, each equipped with fitted wardrobes and the second bedroom has it's own vanity sink unit. The family bathroom includes a bath with an overhead shower, separate shower cubicle, WC and a wash basin integrated into a vanity unit.









Outside

The property is approached via a brickweave driveway with ample parking space for approximately 3 to 4 vehicles. The driveway leads directly to a single garage equipped with an up-and-over door, power, and lighting, as well as to the main front entrance of the house. The front garden features a lawn area complemented by side borders that are well-stocked with various plants and shrubs. A side gate gives access to the rear garden which is well established with a large lawn area, borders filled with a variety of plants and shrubs, and a charming small patio perfect for outdoor seating.

Location

The property is well positioned in a popular and quiet area in central 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. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

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 central heating. All mains services connected.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6LW

What3Words: ///removers.barstool.fermented

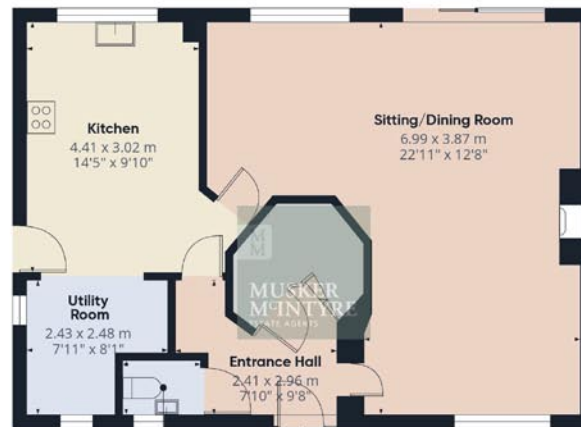
Tenure

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



Floor 0



Floor 1



Approximate total area⁽¹⁾

124.8 m²
1344 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Diss 01379 644822

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.



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