

Cannell Road,  
Loddon, Norfolk

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ESTATE AGENTS

Northwich - 11.3 miles  
Beccles - 7.7 miles  
Bungay - 9.5 miles

**A TWO DOUBLE bedroom DETACHED bungalow with conservatory, well maintained garden and garage with ample off road parking. Quietly situated within a cul-de-sac in the popular village of Loddon, close to all amenities.**

**\*\*CHAIN FREE\*\***

**Accommodation comprises briefly:**

- Entrance hallway
- Sitting room
- Kitchen
- Conservatory
- Two DOUBLE bedrooms
- Shower/wet room
- Wrap around rear garden
- Garage
- Off road parking for 3/4 cars



### **The Property**

This quietly situated bungalow offers an incoming purchaser spacious and practical accommodation. One enters the property via the entrance hallway with the airing cupboard housing the boiler; the hallway leads you to the first double bedroom on the right and a window overlooking the side aspect of the property. The master bedroom benefits from having a bay window and also looks out over the side aspect with plenty of room for additional storage/wardrobes. The kitchen has a good range of wall and base units with space for an electric oven and hob with extractor over, stainless steel sink with drainer and space for a washing machine & fridge. The sitting room is spacious, light and airy with dual aspect windows and an electric fire as the main focal point. A door leads out to the conservatory and enjoys views over the well-kept rear garden. There is also a large door leading to the garden from the sitting room. Access to the loft is from the hallway and the shower/wet room comprises of a WC, hand wash basin and a shower area with curtain.

### **Outside**

The property is approached via a quiet cul-de-sac location off Cannell Road with the driveway leading to the front door and an additional brick-weave parking area to the front of the property with two separate side gates giving access to the rear. The driveway will accommodate 3 or 4 vehicles and leads to the garage with an up & over door, overhead storage and has electric & power. The rear garden is very private and nicely enclosed by fencing and mature hedgerows. There is a small paved area to the side from the door leading out of the sitting room. The garden is mainly laid to lawn with well-kept borders and an archway trellis leading from the conservatory. Located in a private spot the garden wraps around 3 sides of the bungalow and has a shed, ideal for storage.



### Location

It is quietly situated in a cul-de-sac adjacent to a cut through footpath to all of the excellent amenities that Loddon has to offer such numerous village shops, library, bank, a Co-op shop, public houses, schools, chemist, optician, dentist, Doctor's surgery, access to the Broads Network, two churches and an active community. The Cathedral City of Norwich is within easy driving distance via the A146 which has a mainline train link to London Liverpool Street (1hr 54mins) and a wealth of excellent shopping and amenities. The market towns of Beccles and Bungay are also within easy reach as is the unspoilt Suffolk coastline with its beautiful beaches.

### Fixtures and Fittings

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

### Services

Mains electricity and drainage, Gas fired central heating & hot water.

### Energy Performance Rating: D

### Local Authority:

South Norfolk District Council

Tax Band: B

Postcode: NR14 6DW

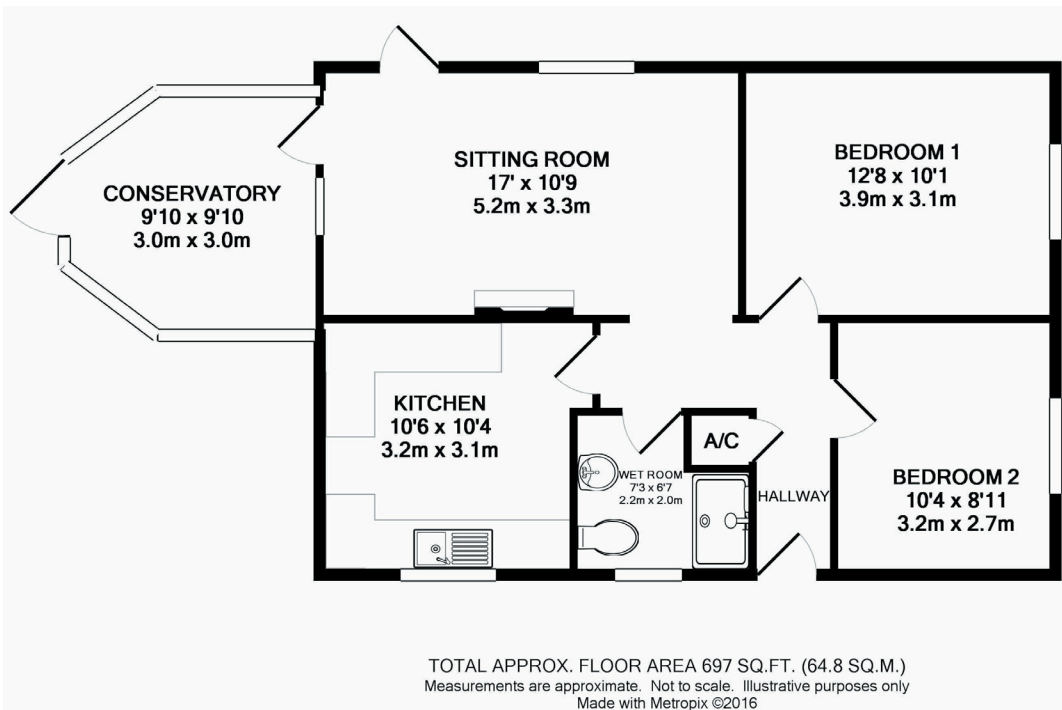
### Agents Note

It 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.

**Guide Price: £180,000**



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.