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Sale Court
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer a rare opportunity to acquire a spacious, extended four-bedroom semi-detached home in a sought-after central Loddon location. This property features an 'L' shaped sitting room, perfect for entertaining, separate dining room, modern kitchen, conservatory, a large garden, and a garage with off-road parking.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Four Bedrooms (3 Doubles)
- Ensuite to Master
- Family Bathroom
- Front & Rear Gardens
- Garage & Off Road Parking



Property

One enters this lovely spacious house into the hallway with a tiled floor, understairs cupboard and doors to the cloakroom, kitchen and spacious sitting room. The cloakroom is fitted with WC and wash basin with tiled splash backs. The kitchen is generously sized and features a good selection of wall and base cupboards with solid wood worktops. Integrated appliances include a fridge/freezer, dishwasher, and washing machine and a separate cupboard neatly houses the new gas boiler. The kitchen also has a one and a half bowl single drainer ceramic sink unit, an electric double oven, and a gas hob with an extractor hood above. A breakfast bar provides seating space for three stools. An archway connects the kitchen and dining room which offers ample space for a dining table and chairs. From the dining area, double doors open into the sitting room, which benefits from a dual aspect with sliding patio doors that provide access to the garden. Additionally, the dining area has sliding patio doors that lead into the conservatory, which overlooks both the rear and side gardens. On the first floor the master bedroom has a window to the side aspect and includes space for wardrobes. It also has a partially tiled en-suite shower room equipped with a shower cubicle, WC, and pedestal wash basin. A skylight in the en-suite provides natural light. There are two further double bedrooms, each with built-in wardrobes, and a single bedroom. The family bathroom is partially tiled and fitted with a modern suite that includes a bath with a shower overhead, a hand wash basin and WC set within a vanity unit. A skylight provides natural light.







Outside

This property is accessed via a shingled driveway leading to the garage, which is equipped with both power and lighting. Steps and a pathway extends to the front door, bordered by a lawned garden with established plants and shrubs. A side gate opens to the split-level rear garden, predominantly lawned and enhanced by a diverse selection of plants, shrubs, and trees, with a distinct patio area perfect for outdoor dining. Additionally, the rear garden includes 3 wooden raised vegetable beds and a wooden shed.

Location

The property is well positioned in a popular and quiet area, close to the centre of Loddon. 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 minutes 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

All mains services connected. Gas fired central heating and hot water (new boiler).

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6QF

What3Words: ///gentle.narrow.owned

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: £425,000



To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

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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.



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk
NR35 1AE

Tel. 01986 888160

bungay@muskermcintyre.co.uk