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Longfield Close,
Loddon, Norfolk

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ESTATE AGENTS

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FOR SALE

Occupying a corner plot down a quiet close, we are pleased to offer this CHAIN FREE two bedroom detached bungalow. Featuring sitting/dining room, conservatory, enclosed garden and separate garage with parking in front, this property has much to offer.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Main Double Bedroom
- Second Bedroom
- Shower Room
- Separate Garage with Off-Road Parking



Property

Opening the front door you are greeted by an entrance hall that connects the bedrooms, shower room and living areas together. The sitting/dining room is of a generous size with large patio door to one end. The kitchen is accessed from within, offering an ample range of floor and wall mounted storage units and worktop space. Space is provided for a stand-alone cooker and other white goods under the counter. The patio door opens into a sizable conservatory with in turn gives access to the garden via French doors. Back to the hallway, the main bedroom is a spacious double room that looks out to the North aspect. Sitting next door and occupying the same aspect is the second bedroom. Lastly we have the shower room, equipped with double shower cubicle, toilet and wash basin. Loft storage is available along with a broom cupboard accessed from the hallway.



Outside

The sizable corner plot provides an L shaped frontage that is laid neatly to shingle, with well kept bushes set within. A high timber gate from within the front garden wall opens into an enclosed, private South-facing rear garden. The brick-weave patio underfoot gives way to a central lawn that is surrounded by plants beds on almost all sides. A passenger door gives access to the garage which sits to the bottom corner of the plot, outside which is off-road parking. The garden wraps around the conservatory where it meets a high timber fence marking the East boundary.

Location

The property is located just a short walk from the centre of the Loddon. Loddon is a very popular village providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network with a regular bus service to Norwich and Beccles. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. 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 54mins). 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.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6UU

Tenure

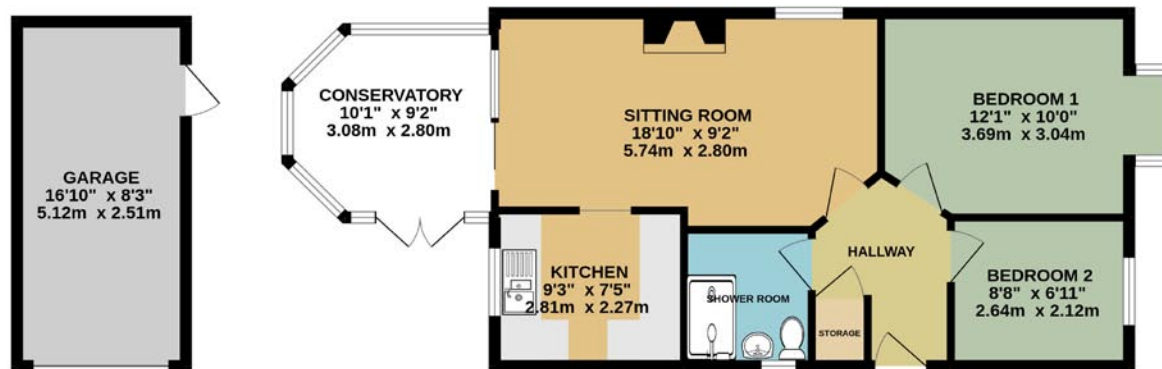
Vacant possession of the freehold will be given upon completion.

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: £270,000 CHAIN FREE

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Beccles	01502 710180
Halesworth	01986 888205

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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