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*Cedar Drive,*  
Loddon, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Located in a popular part of Loddon, just a short walk from the shops and amenities, you will find this fabulous detached family home basking in a large plot of gardens. Boasting three double bedrooms, master ensuite, kitchen/dining room, sitting room, snug and study, plus so much more, viewing is highly recommended.

**Accommodation comprises briefly:**

- Large Hallway • Sitting Room
- Kitchen/Dining Room
- Snug with Woodburner/Bedroom 4
- Study • WC
- Boot Room
- Three Double Bedrooms
- Master Ensuite & Walk-in Wardrobe
- Bathroom
- Garage & Driveway parking
- Large South Facing Rear Garden
- Large Plot of 0.17 Acres (STS)

**Property**

Stepping over the threshold of this light and airy home, you find yourself in a large square hallway that forms the hub of the ground-floor. To your immediate right is the spacious sitting room, measuring close to 18' by 12' and with a former fireplace making for an interesting focal point. To the back of the house is the wonderful kitchen-dining room, a very practical but also social space to be enjoyed. A vast array of floor and wall mounted kitchen units are provided, along with plenty of worktop space that also form a breakfast bar. Integrated within is a Bosch dishwasher and included as part of the sale is a Smeg range cooker with extractor over. Space for a tall fridge-freezer is provided, along with further storage units and space for a washing machine down an offshoot of the kitchen which leads to a WC. French doors, leading directly to a large decked alfresco dining area, bathe the room in light where you will find a spot for a dining table and chairs to sit and enjoy views of the garden. From the hallway is a study, ideal for working from home, that sits centrally within the house before we move on to the cosy snug that enjoys the warmth of a wood-burning stove during the colder months, and French doors to open and enjoy the warmer times of year. The back part of the garage has been converted into a handy boot room with an internal fire door. Moving upstairs, a pleasant, light landing area links to three double bedrooms and bathroom. The main bedroom enjoys the use of an ensuite shower room and walk-in wardrobe that have been built into the eaves. The second bedroom is a very generous size double room and the third bedroom is closer to a standard double in size. The bathroom comes equipped with a modern suite consisting of bath with shower over, along with toilet and wash basin built into a storage unit. The property is presented beautifully by the current owner and was given a deep overhaul of renovations in 2007, updating the services, also having a new roof fitted in 2014.









## Outside

High hedgerows provide privacy over the large front garden, where a long driveway and turning space provide parking for multiple vehicles on its journey up to the garage. Fruit trees run alongside the drive, beside which the frontage is laid to lawn and offers a wide range of bushes, shrubs and trees. The garage is fitted with barn style doors and could easily be opened up again by losing the utility space at the back. It is wider than a standard garage and as it stands provides plenty of storage up into the roof space. The spacious South facing rear garden is divided into two main sections of lawn and surrounding each are well stocked plant beds, containing many rose bushes, shrubs and perennial plants that provide beautiful and colourful surroundings. A timber decking area laid in 2021 sits to the back of the house and provides the perfect spot to take in the view. Other pleasant seating areas have been created within this fantastic space, which has been lovingly crafted by the owner over the very happy years spent here.

## Location

The property is within easy walking distance of all the many amenities of Loddon which is a very popular larger village providing all schools, nurseries, shops, Post Office, Churches, Chet Valley medical centre, library, a community gym, pubs, an excellent bus service, and access to the Broads network. Close to many beautiful 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 10 miles to the North with 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. 23 miles.

## 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.  
Mains drains, water and electricity.

Energy Rating: D

## Local Authority:

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

## Tenure

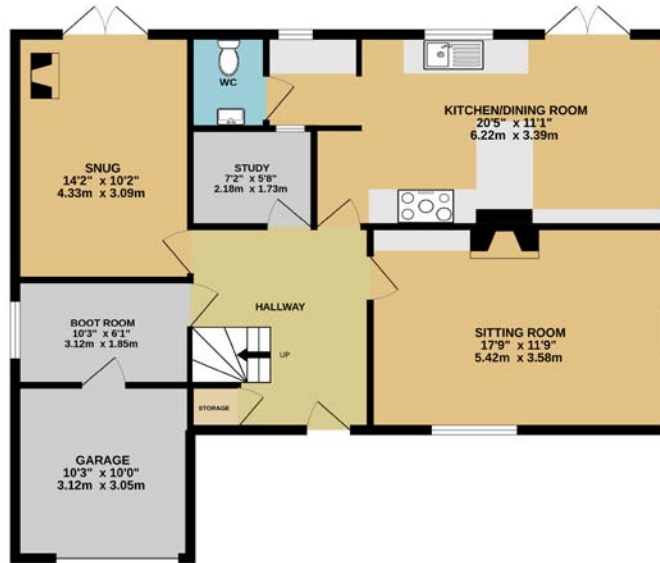
Vacant possession of the freehold will be given upon completion.

## Agents' Note

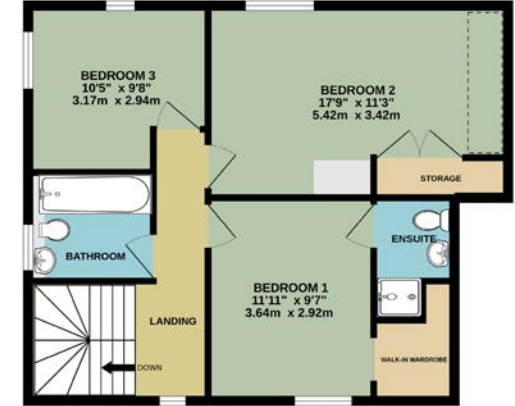
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £460,000**

GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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
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Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
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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