



*Old Market Green,  
Loddon, Norfolk*



**MUSKER  
MCINTYRE**  
ESTATE AGENTS

A well kept, modern detached house on a desirable road just outside the centre of Loddon, offering four double bedrooms, spacious sitting room with fireplace, open-plan kitchen/dining/garden room, and garage with plenty of driveway parking. Viewing is highly recommended to appreciate the space on offer.

**Accommodation comprises briefly:**

- Entrance Hall with WC
- Sitting Room with Fireplace
- Kitchen/Dining Room
- Utility Room
- Garden Room
- Four Double Bedrooms
- Ensuite to Master
- Family Bathroom
- Garage
- Driveway Parking



**Property**

Stepping through the front door you find yourself in the main hallway with staircase beside you and a handy WC and storage cupboard beneath. To your left a door opens into the spacious sitting room with fireplace at it's heart and bay-style window to the front aspect. To the end of the hallway a door opens into the kitchen/dining/garden room. This large social space is ideal for family life with ample room for a large dining set to one end and seating looking out over the garden. The kitchen offers a good range of floor mounted storage units, worktop space and integrated appliances, including dishwasher and eye-level oven/grill. A sizable utility room provides further worktop space and storage, along with space under the counter for a washing machine and dryer. The garden can be accessed via a side door and direct access to the garage can also be obtained from within. Taking the stairs, a generous landing links the bedrooms and family bathroom. The main bedroom is a generous double with two integrated wardrobes and ensuite shower room. The remaining three bedrooms are all double rooms. Lastly, the large family bathroom offers a P-shaped bathtub, toilet, and wash basin.







## Outside

The frontage is split between a large gravel driveway providing parking for multiple vehicles and an area of lawn with bushes marking the boundary with the left neighbour. An up-and-over door gives way to a garage fitted with power and light, also giving direct access to the property via passenger door. Direct access to the rear garden from the front can be obtained to the right of the property via a high, secure gate. Behind the house sits a pleasant, mostly lawned garden surrounded by high timber fencing with well stocked plant beds in front. A paved pathway links the garden room to the utility room door and to one corner of the garden is a paved patio area where a timber shed can be found.

## Location

The property is located in one of the most sought after areas in Loddon, just a short walk from the centre of the village. Loddon is a very popular village providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, public houses, a restaurant, tea rooms and take away options and access to the Broads network. The house is close to many beautiful walks by the River Chet and the bird sanctuary of Hardley Flood. There are regular bus services to Norwich and the surrounding villages and 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

Gas central heating. All mains connected.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: E

Postcode: NR14 6QG

What3Words: ///thank.airliners.gifts

## Tenure

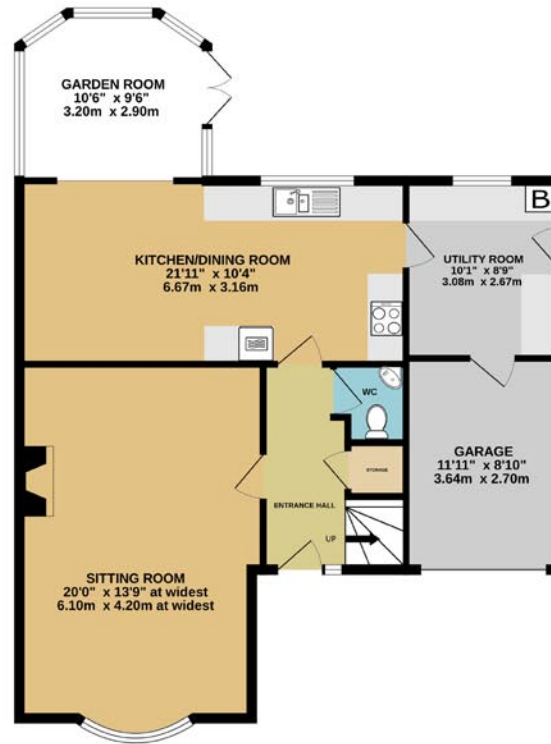
Vacant possession of the freehold will be given upon completion.

## 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: £475,000**

GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 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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