



*Reeds Way,
Loddon, Norfolk*



**MUSKER
McINTYRE**
ESTATE AGENTS

Located on Reeds Way, a popular development close to the centre of Loddon, we are pleased to offer this modern detached family home with sunny garden. Features include three double bedrooms, ensuite to master, kitchen/dining room, garage with off-road parking, and more.

Accommodation comprises briefly:

- Hallway
- WC
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Ensuite to Master
- Bathroom
- South-Westerly Facing Garden
- Garage & Off-Road Parking
- Desirable Location



Property

Pushing aside the front door you find yourself in a large central hallway with WC immediately to your left and staircase in front of you, with generous storage cupboard beneath. To your right a door opens into a sizable sitting room measuring over 17' x 10', with French doors that open into the rear garden. Across the hallway is a kitchen/dining room with similar proportions, forming a sociable family space to enjoy. Fitted within you will find ample worktop space, plenty of floor and wall mounted storage units, and an integrated oven with separate hob. Space for a tall fridge-freezer is provided, along with room for a washing machine and dishwasher under the counter. Taking the stairs, you'll find yourself on a landing that connects to three double bedrooms and bathroom. The main bedroom is a spacious double with a large ensuite shower room and double aspect windows. The second bedroom is another generous double room and the third bedroom is a standard double or can be used as a large single room if preferred. Completing the accommodation is a family bathroom equipped with bathtub with shower over, toilet and wash basin.







Outside

The house sits on a corner plot with attractive front garden on two sides of the property, well stocked with low-lying shrubs and bushes to the front boundary. A paved path leads up to the front door with bark covered areas either side. Taller hedging sits to one corner where the property meets a curved garden wall that leads around to the garage and off-road parking. Here a high wooden gate gives direct access to the South-Westerly facing rear garden. The garden is split between a sizable paved patio area and lawn, with plant beds to the perimeters. To one corner is a loose cobbled area in the middle of which sits a pond.

Location

Reeds Way is a short walk from the centre of Loddon, which is a very popular village providing schools, nurseries, shops, a Post Office, Churches, medical centre, library, pubs and access to the Broads network. 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approximately 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 fired central heating. Mains electric, water and drainage.

Energy Rating: C

Maintenance Service Charge: £70p.a

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6FE

What3Words: ///soothing.servicing.comply

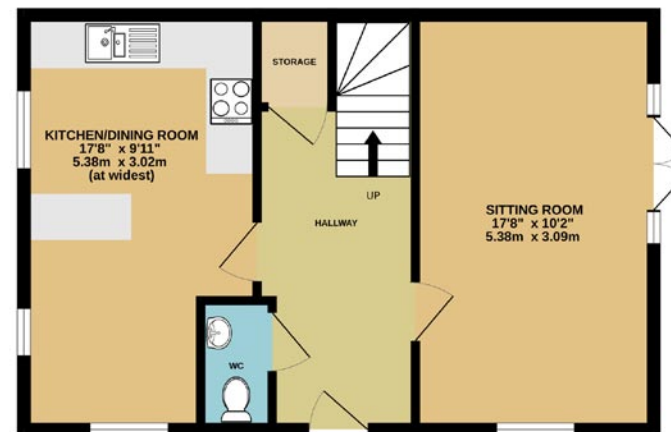
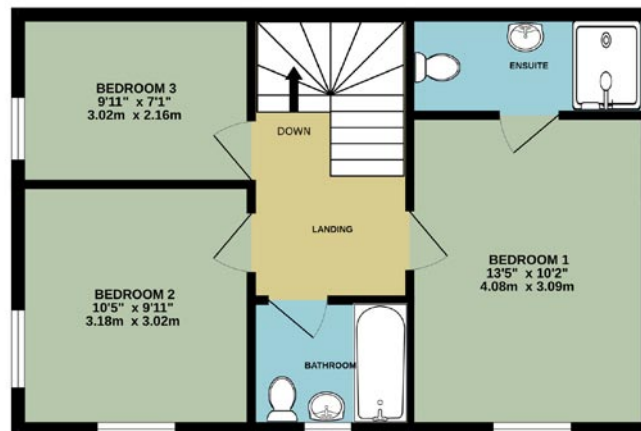
Tenure

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.

Offers In Excess Of: £290,000



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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

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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.

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