



Brownes Grove,
Loddon, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS

A CHAIN FREE modern detached family home situated in this popular location on the outskirts of the town centre. The property has well planned living accommodation including a separate lounge, spacious kitchen/diner and four first floor bedrooms with ensuite to the master. Outside there is an enclosed garden and off road parking including a garage.

Accommodation comprises briefly:

- Entrance Hallway
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Garage
- Off Road Parking
- Rear Garden



Property

Part glazed front entrance door leads into the entrance hall with staircase rising to the first floor with recess under, cloakroom with white suite comprising low level W/C and hand basin. The sitting room can be found to the front of the property with uPVC sealed into double glazed window. To the rear of the property is a spacious kitchen/diner with worktop having inset stainless steel sink and drainer, the adjoining worktop has a fitted four ring gas hob with extractor and light over and oven/grill under, a tall cupboard houses an integrated fridge/freezer and there is an integrated dishwasher. A good range of wall and base units can also be found and a cupboard concealing a gas fired boiler for central heating and domestic hot water. In the dining area French doors with matching side panels open out to the garden. A utility room has a fitted worktop with an integrated washing machine and storage space. From the hall a staircase rises to the first floor and landing with roof access hatch, airing cupboard with shelving and a uPVC window. All four separate bedrooms have uPVC sealed unit double glazed windows and consist of two doubles and two good size singles.



Outside

To the front a paved path leads to front entrance with lawned garden and hedging. A brick weave drive way provides off road parking for 2 cars and continues to a semi detached single garage with up and over door and power and lighting connected. A side gate opens into a fully enclosed rear garden which is mainly laid to lawn with a paved patio area.

Location

The property is near the centre of Loddon which is a very popular village providing all schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network. The property 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 40mins). 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 services connected.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6FA

What3Words: ///reissued.rocks.performs

Tenure

Vacant possession of the freehold will be given upon completion.

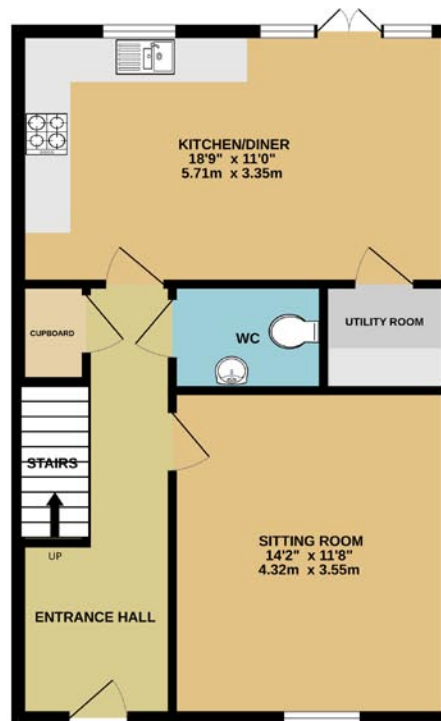
Agents' Note

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.

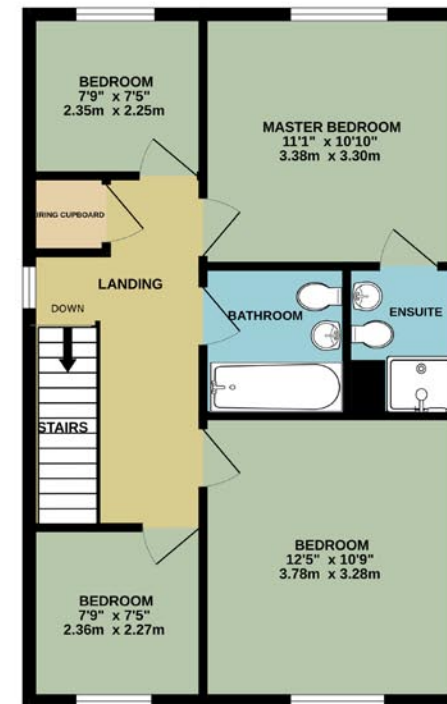
Management Fee Approx. £70.75 per annum

Guide Price: £330,000

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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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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