



MM

*Beccles Road,  
Loddon, Norfolk*

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

An extended semi detached house situated on the outskirts of the town centre and within easy reach of the local shops and schools. This family home provides flexible living accommodation and includes a separate sitting room and dining room, extended kitchen and 5 separate bedrooms. The property is being offered with no onward chain.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Five Bedrooms
- Family Bathroom
- Paved Rear Garden
- Large Front Garden
- Garage
- Off Road Parking



**Property**

A uPVC entrance door leads into the entrance hall with a staircase rising to the first floor. Located at the front of the property you will find the dining room with ample space for a family dining table and having a uPVC sealed unit double glazed window overlooking the front garden. The sitting room can be found to the back of the property and has a uPVC sealed unit double glazed window. From the dining room a door leads into a kitchen area with space for freestanding cooker and has a worktop with cupboards under. This continues into the main kitchen which has been extended by the current owners, and has a worktop with inset stainless steel sink and drainer with cupboards and drawers under, wall cupboards over and 2 uPVC sealed unit double glazed windows. The rear lobby has a sealed unit double glazed door to the rear garden and leads to the bathroom comprising panel bath, low level W/C, pedestal wash basin and separate shower cubicle. A staircase leads to the first floor and landing which provides access to all 5 bedrooms which all benefit from uPVC sealed unit double glazed windows.



### Outside

To the front a driveway provides off road parking for 2 cars and continues to front entrance. A large lawned front garden is enclosed by some panel screen fencing and hedging and inset trees and shrubs, ornamental pond and wooden decked area. To the rear is a fully enclosed mainly paved garden with brick edged beds having inset flowers and shrubs and a timber shed.

### Location

The property is a short walk from the centre of Loddon which is a very popular village providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs, restaurant/bistro 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. 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 connected.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6JL

What3Words: ///hooked.joints.tribes

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

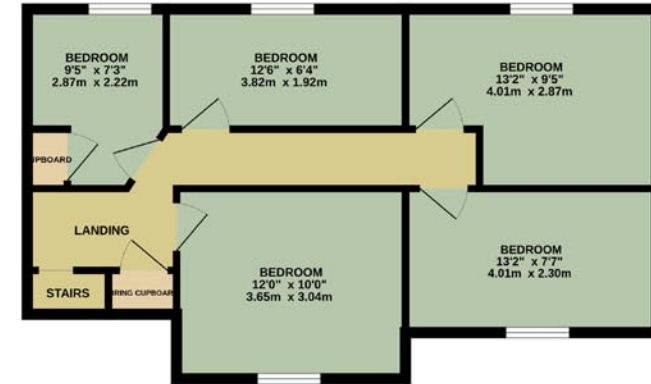
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Offers In Excess Of: £300,000**

GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.7 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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Offices throughout Norfolk & Suffolk:

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Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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