



*Maple Crescent,
Loddon, Norfolk*



**MUSKER
MCINTYRE**
ESTATE AGENTS



Loddon - 0.6 Miles

Norwich - 10.8 Miles

Beccles - 7.8 Miles

This striking new-build Georgian inspired, four double bedroom detached home with single garage is located just a short distance from the heart of Loddon. Built in 2019 this impressive family property boasts ensuite to the master, spacious kitchen-dining room, sitting room and much more. We are pleased to offer this property CHAIN FREE.

Accommodation comprises briefly:

- Entrance Hall
- Study
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Four Double Bedrooms
- En-suite to Master Bedroom
- Family Bathroom
- Private Rear Garden
- Garage
- Off Road Parking



The Property

Opening the front door of this home you are greeted by an open hallway with staircase off to the first floor and cloakroom with low level W/C and hand wash basin, the hall also provides access into a study. The spacious sitting room is located to the front of the property and has two uPVC sealed unit double glazed windows. A well fitted kitchen/diner stretches across the rear of the property, the beautifully fitted kitchen comprises a worktop with inset stainless steel sink and drainer with cupboard under and integrated dishwasher, a further work top has a four ring gas hob with extractor and light over, large drawers under, cupboards and an adjoining tall cupboard housing a double oven and microwave combi with warming drawer, with integrated fridge and freezer under, matching wall cupboards and breakfast bar and uPVC sealed unit double glazed window. The dining area has ample space for a family dining table and has uPVC French doors out to and with a view over the rear garden. Leading off the kitchen you will find a utility room with a worktop having inset stainless steel sink and drainer and a recess under with space and plumbing for a washing machine and there is a door to the garden. From the hall the staircase rises to the first floor landing which provides access into all four of the double bedrooms and the master benefits from an ensuite shower room with white suite comprising low level W/C, wash basin and fully tiled shower cubicle. The family bathroom has a white suite with low level W/C, wash basin and panel bath with shower over and glass shower screen.



Gardens and Grounds

To the front a paved path leads to the front entrance with a small lawned garden area and shrub border. A brick weave driveway provides off road parking for 2 cars and continues to a detached brick and pitched roof garage with up and over door and having power and lighting connected. A side gate opens into a fully enclosed rear garden which is mainly laid to lawn with a paved path and patio area and flower and shrub borders.

Location

Maple Crescent is new a build property just a short walk from the heart of Loddon. Loddon is a very popular small town providing schools, nurseries, shops, a Post Office, Churches, medical centre, library, restaurant, cafes, take away options and pubs and access to the Broads network. It is also within easy reach of the market towns of Beccles and Bungay which provide a further 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 and an airport offering various national and international flights. 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains water, electricity and drainage connected.

EPC Rating: B

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: NR14 6FX

What3Words: ///landings.stance.toned

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.

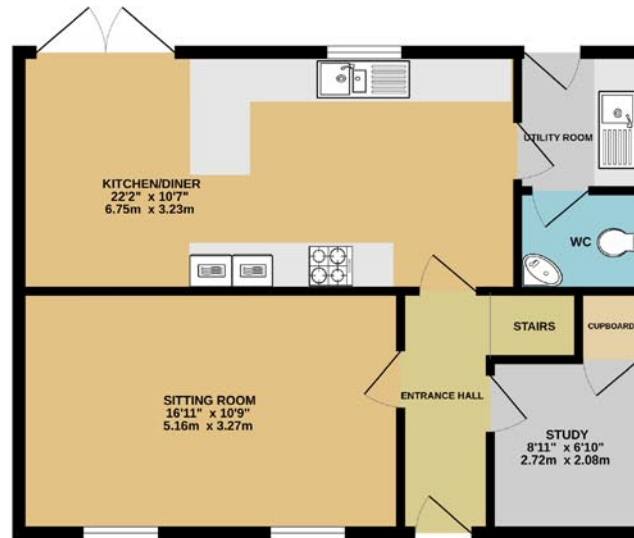
Tenure

Vacant possession of the freehold will be given on completion.

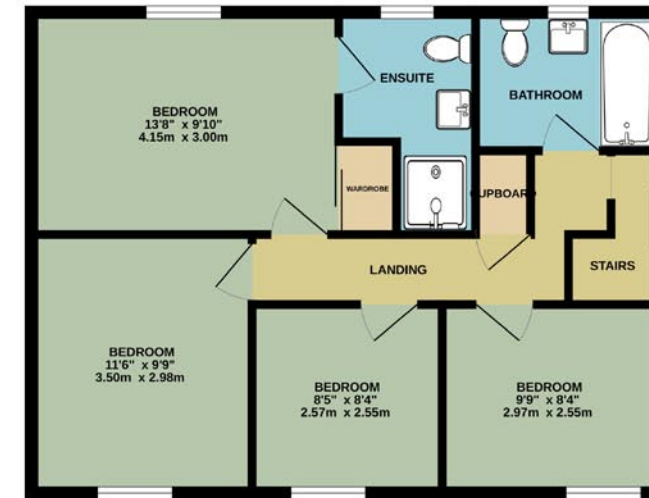
Service Charge: Approx: TBC

Offers In Excess Of: £425,000

GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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.
Made with Metropix ©2023

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

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.

Platinum Trusted
Service Award
2023 feefo

A member of OnTheMarket™



LODDON OFFICE

22 High Street

Loddon

Norfolk

NR14 6AH

Tel. 01508 521110

info@muskermcintyre.co.uk