

Longfield Close,
Loddon, Norfolk

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ESTATE AGENTS

Norwich – 11.0 miles

Beccles – 8.0 miles

Bungay – 6.9 miles

A well presented four bedroom semi-detached family home located just a short walk from the centre of the Loddon, close to schools and amenities. Features include a master ensuite, spacious kitchen/dining/utility room and integrated garage with driveway parking.

Accommodation comprises briefly:

- Entrance Hall
- WC
- Sitting Room
- Kitchen/Utility Room
- Garden Room
- Master Bedroom & Ensuite
- Two Further Double Bedrooms
- Fourth Single Bedroom/Study
- Bathroom
- Integrated Garage



Property

Stepping through the front door you find yourself in the entrance hall, with staircase in front and a WC to your left. A second left brings you into the sitting room which looks out to the front and has access to a handy under-stairs cupboard. From here a door leads into the spacious kitchen/dining/utility room, which stretches the width of the entire property footprint and is fitted with a range of modern floor and wall mounted storage units and integrated appliances. To one end is space for a dining table and chairs and patio doors that lead out into the garden. Internal access to the garage can be obtained from the utility space, along with access to the garden room which also has access to the garden. Taking the stairs to the first-floor you will find three double bedrooms and a fourth single bedroom which also makes for an ideal study, if required. The master bedroom is a very generous double room with the added bonus of a sizable ensuite shower room. Completing the accommodation is a family bathroom, equipped with bathtub, wash basin and toilet.



Outside

The frontage is laid mostly to brick-weave paving, providing parking for multiple vehicles. The borders are marked by a neatly kept hedge and a section laid to gravel runs down one side. Further parking is provided by the garage, fitted with up-and-over door, power and light. The well kept rear garden is encompassed by high timber fencing and consists of a block paved patio area and path that flows around a central lawn area. To the left and back boundary is a plant bed with neatly spaced shrubs, and in the right corner is a timber garden shed.

Location

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

All mains services connected. Gas fired central heating.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6UU

What3Words: ///sourcing.shippers.hugs

Tenure

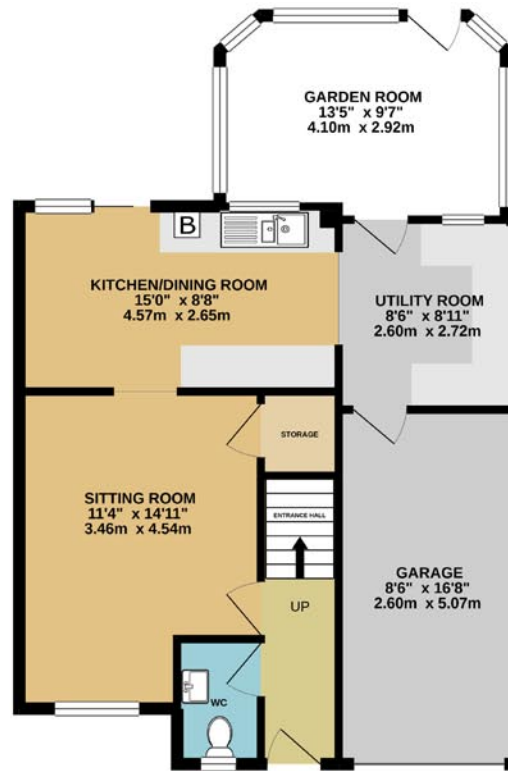
Vacant possession of the freehold will be given upon completion.

Agents' Note

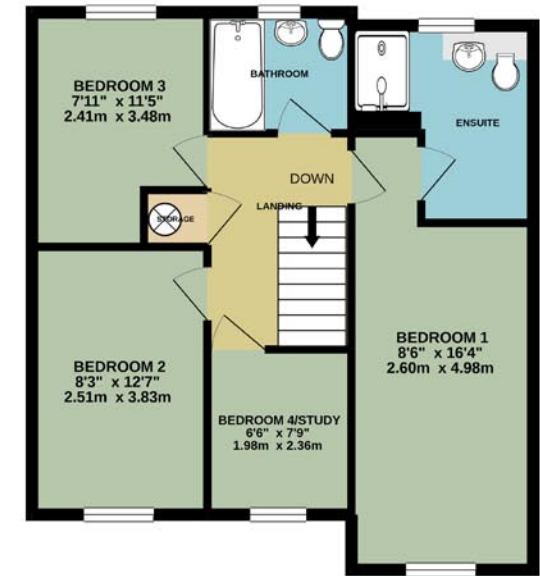
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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