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The Walks,
Loddon, Norfolk

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ESTATE AGENTS

Bungay – 6 miles
Beccles – 7.7 miles
Norwich - 11.3 miles

Offered CHAIN FREE and an ideal FIRST TIME BUY, we have for sale a three bedroom ex local authority mid terraced property quietly situated in the popular village of Loddon. Offering flexible living with kitchen/family room, reception room/4th bedroom, 2nd reception room/study and good sized front and rear gardens.

Accommodation comprises briefly:

- Entrance Hall
- Kitchen/Family Room
- Reception Room/4th Bedroom
- Second Reception Room/Study
- Cloakroom
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Front & Rear Gardens

Property

The accommodation is spacious with lovely views over the rear garden. One enters the property into the hallway which instantly gives the feel of space with a full height ceiling and double patio doors accessing the rear garden. A door leads to the additional reception room which is double aspect and also has patio doors to the rear. This room could also be utilised as a bedroom if required. The inner hallway leads to a downstairs cloakroom and a 2nd reception room/study with access to an under stairs cupboard. The family room/kitchen is very spacious and has a light and airy feel. The kitchen is contemporary and has wall and base units in maple effect with plenty of worktop space. There is an integrated dishwasher and a 5 gas ring hob with overhead extractor and double electric oven. This room is ideal for entertaining and relaxing with lovely views over the rear garden and French doors to the patio area outside. On the first floor is a landing with the master bedroom including an open cupboard and benefitting from views over the rear aspect, bedroom two also has a built in open cupboard with views over the rear garden. A further bedroom is located off the hallway and the family bathroom with bath and shower over, WC and hand wash basin. The property has been improved and reconfigured to provide great living space and is situated in a lovely quiet area making this an ideal first time buyer/investment/family home.





Outside

The property is approached via the front pathway through the garden which is mainly laid to lawn and has mature hedges and borders. The rear garden has an abundance of plants and shrubs, and is also mainly laid to lawn with two sheds ideal for storage. There is a brick weaved area outside the patio doors providing ample space for al fresco dining and entertaining. The rear garden has panelled fencing and a hedgerow making it secure and ideal for children and household pets.

Location

The house is quietly situated within easy walking distance to all the schools, shops and other amenities. Loddon is a very popular larger village providing all schools, nurseries, shops, Post Office, Churches, Chet Valley medical centre, 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 10 miles to the North with 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. 23 miles.

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 and hot water.
Mains drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6LN

What3Words: ///discloses.cleansed.bits

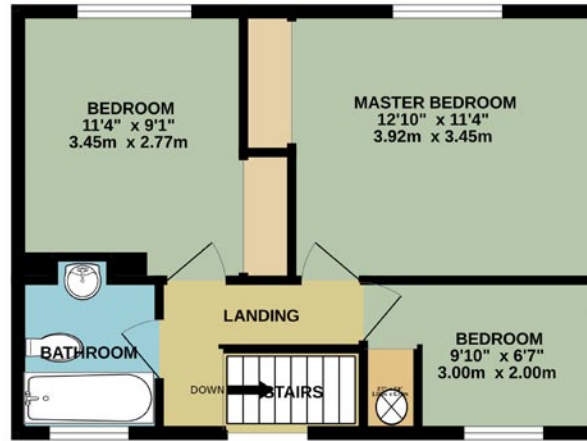
Tenure

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: £240,000



TOTAL FLOOR AREA: 1022 sq ft (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, porches 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 Keyplan 02/2023



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

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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.

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