



6 Market Place

Loddon, Norfolk, NR14 6EY

BROWN & CO



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Detached property with lovely views of the river and within walking distance of the centre of Loddon. Flexible accommodation on two floors with five/six bedrooms, including annexe and potential for AirBnB. Garage. Front and rear gardens. Well maintained and ready for immediate occupation.

Acreage 2.2 acres (STMS)

£975,000



DESCRIPTION

A delightful home representing an excellent opportunity for a number of different types of buyers to acquire a first class contemporary residence with lovely views out towards the River Chet and within walking distance of the centre of Loddon.

The house itself offers well arranged accommodation on two floors, being approached from the rear via an entrance hall opening out onto the main living/sitting room, with sliding doors to a super balcony, together with a kitchen/breakfast room with recently installed kitchen units and boiler, and bedroom 6/AirBnB accommodation. Also approached from the entrance hall is further accommodation including kitchen/utility room and living room, further bedroom and stairs to first floor. The first floor bedrooms are approached via two staircases with views of the garden and beyond.

The property has an open plan feel and the platform/terrace with views linking in as it does with the reception areas are super and the views together with the proximity to local shopping and transport facilities will be very relevant.

The vendors have carried out a great deal of improvement works including the addition of the main bedroom to the rear of the kitchen, and the whole has been well maintained and is ready for immediate occupation.

The property will suit those people wishing to acquire the house as a single residence although there are a number of options for buyers, some of whom might wish to occupy part of the house and let a portion of the property at the side. In addition, the ground floor bedroom off the kitchen would suit AirBnB use.

Outside, the grounds are a major feature of the property, which is approached via a drive at the side of the house running down to the grounds and the drive also leads to the garage where there is hard standing for a number of vehicles. The rear garden is delightful, being mainly laid to lawn with flower borders.

The back garden, with views of the river from the balcony, is delightful and includes a conservation area with meadows together with stabling and a kitchen garden.

LOCATION

The property has a great deal of privacy with the views out towards the river but is equally within walking distance of the centre of Loddon with all its shopping and transport facilities, which is a major advantage. Easy access to Norwich (about 12 miles), the Waveney Valley, Beccles and Bungay. There are excellent footpaths leading to the marshes adjoining the property, with access to the River Chet and Hardley Flood and Hardley Staithe are within easy reach.

This is an excellent opportunity to live tucked away in a special place, yet within easy reach of local shopping and transport facilities and the city of Norwich.

DIRECTIONS

Proceed out of Norwich on the A146 Beccles Road and proceed through Thurton. Turn left following signs for Chedgrave before reaching Loddon. Carry on through Chedgrave and on entering Loddon turn left opposite the public house in the square into Market Place. Continue round to the left and the property will be seen dead ahead with parking at the front.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

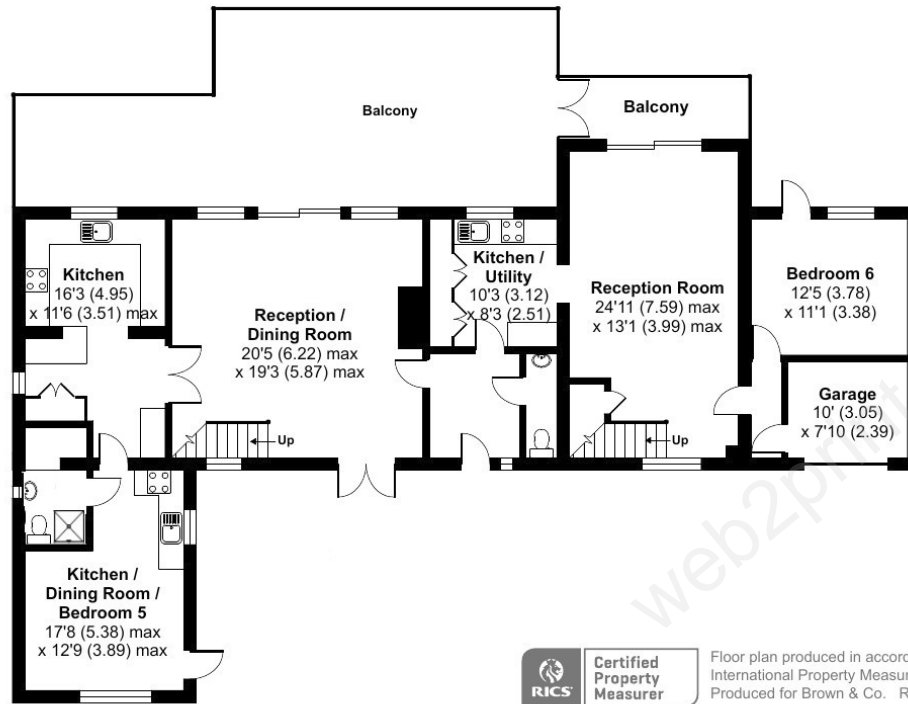
Market Place, Loddon, Norwich, NR14

Approximate Area = 2726 sq ft / 253.2 sq m (includes garage)

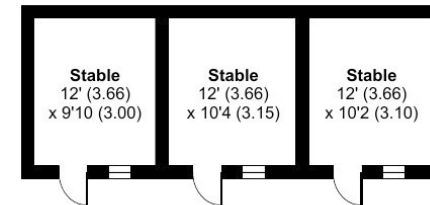
Stables = 388 sq ft / 36 sq m

Total = 3114 sq ft / 289.2 sq m

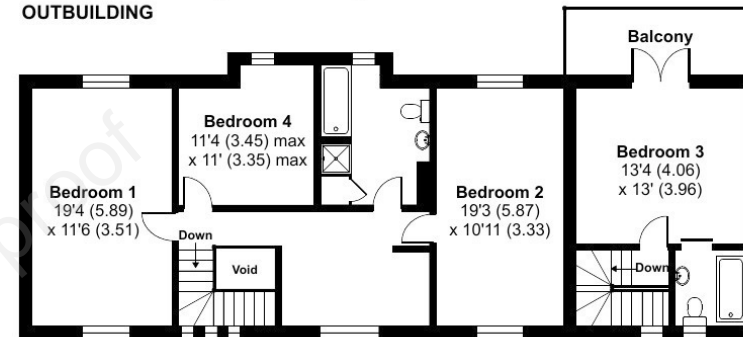
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Co. REF: 1031461

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Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants