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Norton Road,
Loddon, Norfolk

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ESTATE AGENTS



Norwich - 11 miles

Beccles - 7.2 miles

Bungay - 6.4 miles

Built in 1886 originally as The Police Station for the village of Loddon. Formerly the Inspector's residence this unique house offers character, charm and flexible accommodation all presented in excellent condition throughout. Generous living space with two reception rooms, three double bedrooms, two bathrooms, attractive gardens, newly erected garage with adjoining workshop and off road parking. Full of many original features and within easy walking distance to heart of Loddon. Viewing highly recommended.

Accommodation comprises briefly:

- Entrance Hall
- Spacious Sitting room
- Dining Room opening onto Kitchen
- Kitchen
- Utility Room
- Ground Floor Shower Room
- Three Double Bedrooms
- Family Bathroom
- Front, Side & Rear Gardens
- Garage
- Workshop
- Private Parking



The Property

The beautiful entrance hall welcomes one into the property and runs through to the back of the property. There are two elegant interconnecting reception rooms all with high ceilings and original features. The 24' sitting room has an open fireplace with inset coal effect gas fire as the main focal point with an attractive bay window. The dining room is of generous proportions and opens through to the modern fitted kitchen with integrated fridge, freezer and dishwasher. There is also a range style cooker and French doors leading out onto the terrace and garden beyond. The utility room provides extra units, space for all appliances and gives side access into the garden. Downstairs also benefits from a contemporary shower room. Upstairs are three large double bedrooms and a family bathroom. The family bathroom is a full suite with free standing shower, roll top bath, WC and hand basin. The house is in excellent condition throughout with the benefit of underfloor heating in the kitchen, shower room and hall. It is full of character and charm and would suit a variety of different purchasers.



Gardens and Grounds

The attractive gardens lie on three sides of the house with terrace areas, lawns to front and rear, mature shrubs, trees and hedging. A patio area can be found outside the kitchen and is ideal for 'al fresco' entertaining. The property has off road parking and a new detached garage with adjoining workshop which is fully insulated.

Location

The house is a short walk to the heart of the popular village of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. 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 51mins). 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 including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water. All mains connected.

EPC Rating: D

Local Authority

South Norfolk District Council

Tax Band: C

Postcode: NR14 6JN

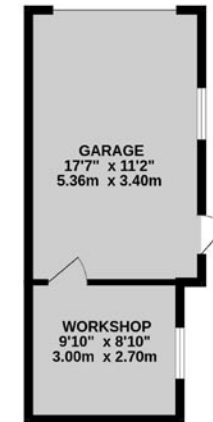
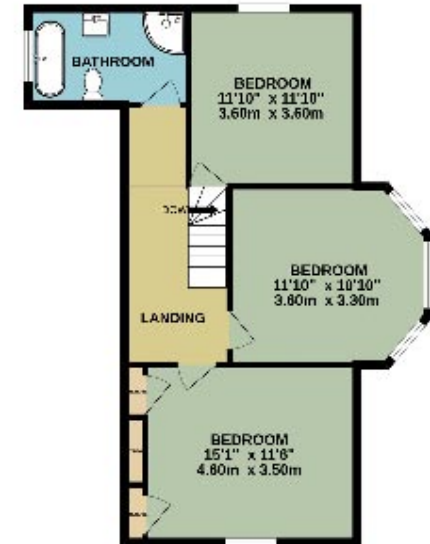
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Agents Note

Number 1 Norton Road has a right of pedestrian access via the front path (six foot strip of land). Number 3 Norton Road has a right of way over the rear driveway for purpose of access to and from their garage and parking space (1 Norton Road owns the driveway and maintains it at their own cost). 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.



TOTAL FLOOR AREA: 1631 sq.ft. (151.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, the measurements of doors, windows, rooms and any other parts 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 a guide only by prospective purchasers. The services, appliances and appliances shown have not been tested and no guarantee is made in their operation or with any other part of the plan.
Made with Floorplan 6 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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