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Longfield Close,
Loddon, Norfolk

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ESTATE AGENTS

Norwich – 11.0 miles

Beccles – 8.0 miles

Bungay – 6.9 miles

This recently refurbished bungalow offers two bedrooms, spacious sitting-dining space, modern kitchen, bathroom and conservatory. Outside, you will find a single garage with driveway parking for multiple vehicles and an enclosed, private garden of a generous size.

Accommodation comprises briefly:

- Hallway
- Sitting/Dining Room
- Conservatory
- Kitchen
- Generous Double Bedroom
- Small Double Bedroom
- Bathroom
- Garage
- Enclosed Private Garden



Property

An entrance hallway greets you as you step through the front door, with both of the bedrooms to your right, at the front of the property. The master is a sizeable double room and the second bedroom is a smaller double room. On the left of the hallway is an airing/broom cupboard and a recently fitted bathroom comprising panel bath with shower over, low level W/C and wash basin. To the end of the hallway is the spacious sitting/dining area, which links to the recently fitted kitchen and new conservatory. The kitchen is fitted with plenty of worktop space and integrated cooker/hob, with room for a tall fridge-freezer to one corner and washing machine under the countertop. The newly built conservatory gives access to the garden.



Outside

The bungalow is tucked away at the end of the close, with an attractive frontage and driveway providing parking for multiple vehicles. A separate garage provides further parking if required and is fitted with power points. A wooden gate opens into the generous south-east facing rear garden, which is not overlooked.

Location

The property is located just a short walk from the centre of the 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 are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Gas central heating. All mains connected.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6UU

What3Words: ///generated.exile.brain

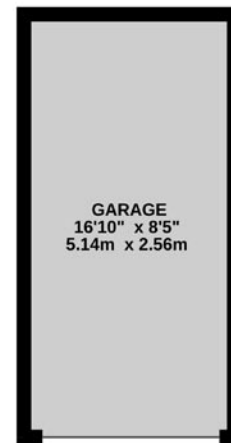
Tenure

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: £260,000



TOTAL FLOOR AREA: 844 sq.ft. (78.4 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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Bungay 01986 888160

Diss 01379 644822

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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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