



High Bungay Road,
Loddon, Norfolk



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ESTATE AGENTS



A superb opportunity to purchase this immaculately presented individual four bedroom detached family home, enjoying a plot extending to 0.7 Acre (STMS) situated in the heart of Loddon, just a short walk away from all the amenities on offer. The property has benefited from a host of improvements internally and externally over the last few years by the current owners and is presented to an exceptional standard throughout. Prompt viewing is recommended.

Accommodation comprises briefly:

- Entrance Hallway
- Sitting Room
- Garden Room
- Kitchen
- Dining Area
- Playroom
- Study
- Utility/Boot Room
- Pantry
- Ground Floor Shower Room
- Master Bedroom with En-Suite & Built-in Wardrobes
- Guest Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom
- Large Garden (Total Plot Size 0.7 Acre. STS)
- Three Detached Garages & Store Room
- Ample Off Road Parking



The Property

Lime Tree House is believed to date back to the 1960's (originally two properties) and provides nearly 2500 square foot (STS) of internal accommodation. The accommodation boasts four double bedrooms, two with en-suite shower rooms, a family bathroom and ground floor shower room. A most stunning kitchen/dining room provides the 'hub' of this family home, leading into the living room and further into the garden room with views over the well maintained garden. There are two further good size reception rooms, currently used as a play room and a study, a utility/boot room and a useful pantry. There is Limestone flooring throughout the hallways and in the utility and ground floor shower room, with the added bonus of under-floor heating. The property benefits from an integral annexe, which the current owners have incorporated into the main hub of the house, however the property still retains it's annexe status.



Gardens and Grounds

Outside the extensive rear gardens offer a variety of formal garden areas, external dining and space to play. The driveway, secluded by a large hedgerow offers extensive parking and leads to the three detached garages, all with light and power and one with an extra storage room.

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 central heating and hot water. Mains electricity, drainage and water.

EPC Rating for both house & annexe: D

Local Authority

South Norfolk District Council

Council Tax Band House: E

Council Tax Band Annexe: A

Postcode: NR14 6JT

What3Words: ///slightly.ample.reclining

Agents Note

Please note that there is a covenant the previous owners issued on the land to the rear of the property. This means that if there is any development carried out which is then sold on separate to the main house the previous owners would benefit financially (expires 2035) - further information can be provided by the current owners to interested parties once viewed. 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.

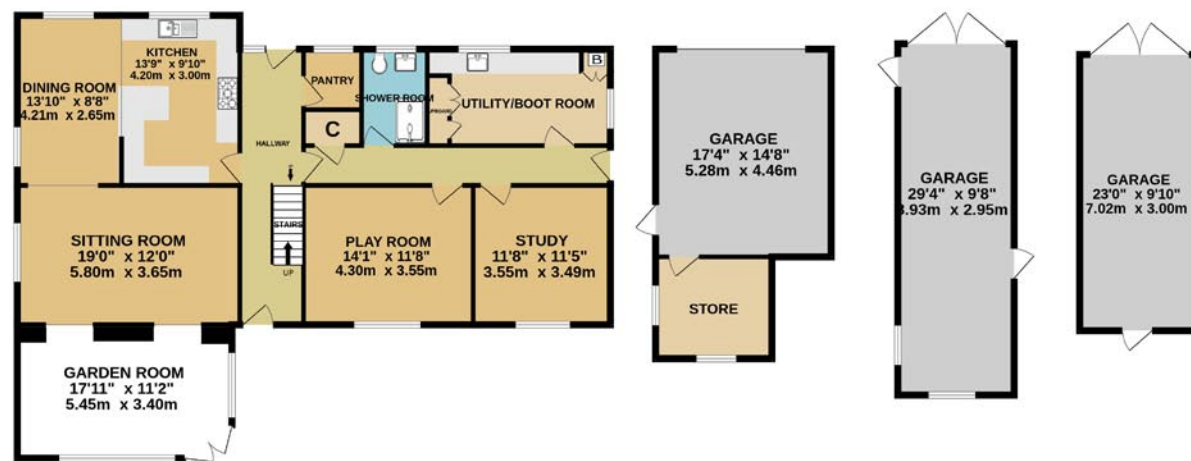
Tenure

Vacant possession of the freehold will be given on completion.

1ST FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



GROUND FLOOR
2215 sq.ft. (205.7 sq.m.) approx.



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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