



*Cannell Road,
Loddon, Norfolk*



**MUSKER
MCINTYRE**
ESTATE AGENTS

Norwich - 11.3 Miles

Beccles - 7.7 Miles

Bungay - 6.2 Miles

We are pleased to offer **CHAIN FREE** this three bedroom mid terraced house with spacious living room, separate dining room, kitchen and off-street parking for one vehicle, all quietly situated in the popular village of Loddon. ****HOBART CATCHMENT****

Accommodation comprises briefly:

- Hallway
- Dining Room/Reception Room
- Kitchen
- Sitting Room
- Two Double Bedrooms
- Single Bedroom
- Bathroom
- Enclosed Rear Garden
- Off Road Parking



Property

The entrance hall welcomes one into the property. To the right you will find the dining room with ample space for table and chairs and built in storage. The kitchen has a good range of wall and base units and worktop surfaces, an integrated oven with space for a washing machine in the unit under, a gas hob with overhead extractor and space for dishwasher in the unit under. There is a sink with drainer which sits under the window, overlooking the front aspect. The spacious sitting room is to the rear of the property, with a door opening out to the rear garden. There is also a gas fire (disconnected). The master bedroom is a good size double with windows to the rear and space for wardrobes. The second double and single bedroom both benefit from built in wardrobes. The bathroom comprises a white three piece suite which includes a bath with shower over, WC, hand wash basin and heated towel rail. The landing has access to the part boarded loft. The property is presented in good condition, with newly fitted UPVC windows and doors throughout (2022), and makes an ideal family home.



Outside

The front of the house has a hard standing single driveway and is part lawned with small bushes and shrubs to the front and side. The rear garden is part lawned with hedging either side offering privacy, and there is a shingled seating area with space for table and chairs, ideal for "al fresco" dining, and a wooden shed for storage.

Location

Cannell Road is a short walk from the centre of Loddon which is a very popular village providing all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a café 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

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

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DW

What3Words: ///hurls.latest.mallets

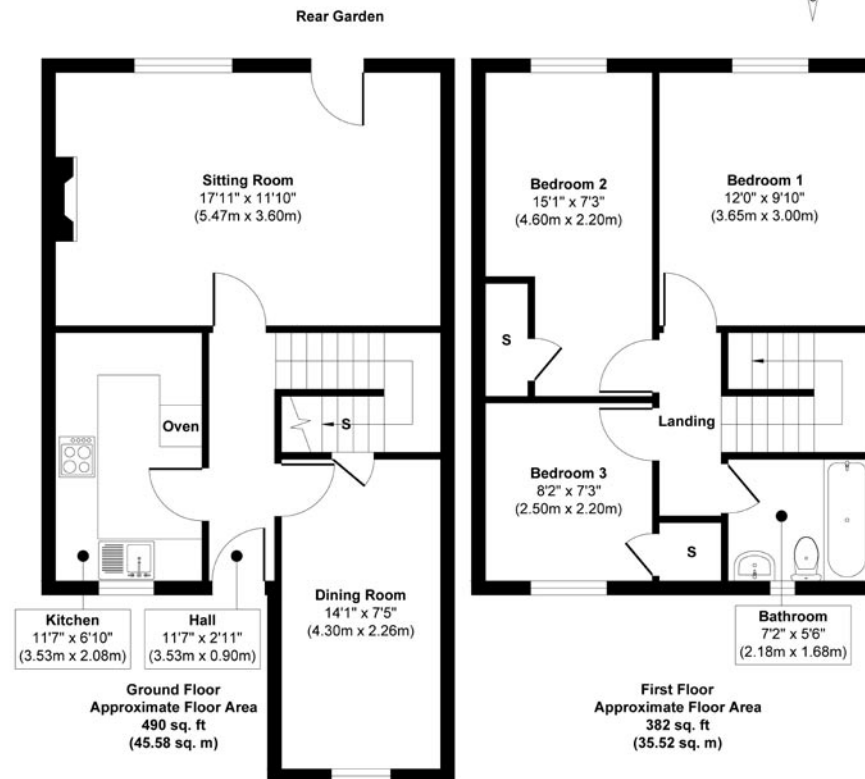
Tenure

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: £250,000



Approx. Gross Internal Floor Area 872 sq. ft / 81.10 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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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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