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Norton Road,
Loddon, Norfolk

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**MUSKER
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ESTATE AGENTS

We are pleased to offer this recently extended semi detached house within easy walking distance to the heart of Loddon. Generous living space with two reception rooms, 25' kitchen/breakfast room, four double bedrooms, master ensuite and gardens with off road parking, all set within a plot of Approx. 0.18 Acres (STS). Viewing highly recommended.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Second Reception Room
- Kitchen/Breakfast Room
- Cloakroom
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Front Garden
- Large Rear Garden
- Off Road Parking for Several Vehicles



Property

On entering the property one finds themselves in the hallway, with stairs to the first floor and an under stairs cupboard ideal for storage. This home benefits from two reception rooms, one overlooking the front garden and the other facing the rear. The front room is of good size with an open fireplace as a focal feature and a window to the front aspect. The sitting room is very spacious with an electric fire as the main focal point and French doors leading into the rear garden. The kitchen has been recently fitted with contemporary wall and floor units and plenty of worktop space, including a useful breakfast bar area, which can fit 2 bar stools. There is a double oven, induction hob with extractor over, a Swan neck Double butlers sink and space for a dishwasher and free standing fridge/freezer. There is a defined space for dining table and chairs with French doors leading out onto the garden beyond and a side door, also leading to the garden. Just to the left of this room is a useful utility area with units and worktop space leading into the downstairs cloakroom with a window to the rear aspect. Upstairs there are four double bedrooms, the master boasting an ensuite with shower cubicle, w/c and hand wash basin. There are three further double bedrooms, two of which have a decorative Victorian style feature fireplace. Completing the accommodation is the family bathroom with bath, separate shower cubicle, w/c and vanity hand wash basin. The property has recently undergone external wall double insulation and has been fitted with a new boiler and electrics within the last 8 years.







Outside

This property has both a front and rear garden measuring in total approx. 0.18 of an acre (STS). A pathway leads you to the front door, with a lawned area and large hedgerow border on your left and plenty of off road parking space to the right. A side pathway gives access into a fully enclosed garden with patio area, ornamental pond and shed.

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 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

Gas fired central heating. Mains electric, water and drainage.

Energy Rating: E (previous to any work)

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6JN

What3Words: ///almost.plod.forced

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

There is an application for the proposed development on land East of Beccles Road, Loddon (Ref: 2021/2437) please enquire at South Norfolk District Council for the most recent application status.

Guide Price: £450,000



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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

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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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