



The Maltings,
Loddon, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS

We are pleased to offer with NO ONWARD CHAIN this Grade II listed cottage converted from the former Loddon Maltings. This beautifully presented cottage offers two double bedrooms, large reception room, ground & first-floor facilities, courtyard garden and separate garage. Viewing is essential to fully appreciate the attention to detail and position on offer.

Accommodation comprises briefly:

- Entrance Passageway
- Hallway
- Cloakroom
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Courtyard Garden
- Garage



Property

From the pavement you walk through the main entrance into a private passageway and to your right a door opens into the hallway of the cottage. Immediately to your left, tucked away is a neat cloakroom with low level w/c, wash basin and this room also houses the gas boiler. Stairs to the first-floor lead up to your right. Taking the second doorway on your left you will find the kitchen. With ample wall and base units with worktops along two walls you will also find a sink with drainer, an integrated dishwasher, washing machine and free standing cooker with extractor over, and space for a tall fridge-freezer. To the end of the hallway a door opens into the spacious reception room, with patio door to the garden on one wall and a cast iron fireplace, with coal effect electric heater to the opposite side of the room. A high ceiling and exposed beams really sets the scene in this comfortable, light space. Taking the stairs you will find yourself on a short landing with a bedroom at either end and bathroom in the middle. The main bedroom is a generous double room and benefits from integrated storage. The second bedroom is also a double and also boasts it's own built-in storage cupboards. The bathroom is equipped with a bathtub into the eaves, a shower cubicle, toilet and a wash basin.



Outside

Behind the cottage is a sizable paved courtyard garden, that can be accessed directly via the passageway or down some steps from the patio door. The boundary is marked by a combination of high garden walls and the neighbouring properties, creating a secure space to enjoy. Parking is provided by a separate garage in a block, located not far from the cottage.

Location

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 central heating. Mains electricity and drainage.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6JQ

What3Words: ///little.acid.waggled

Tenure

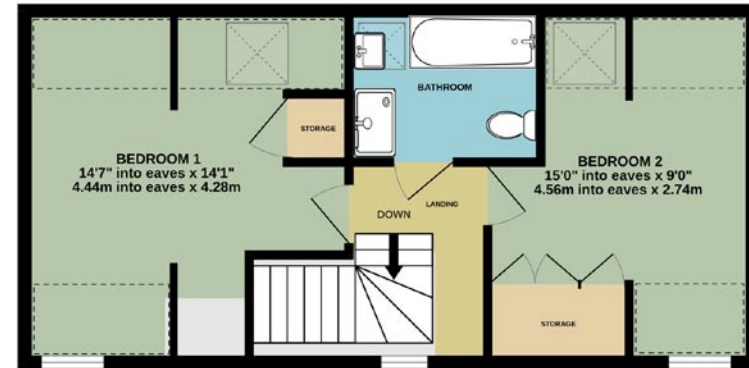
Vacant possession of the freehold will be given upon completion.

Agents' Note

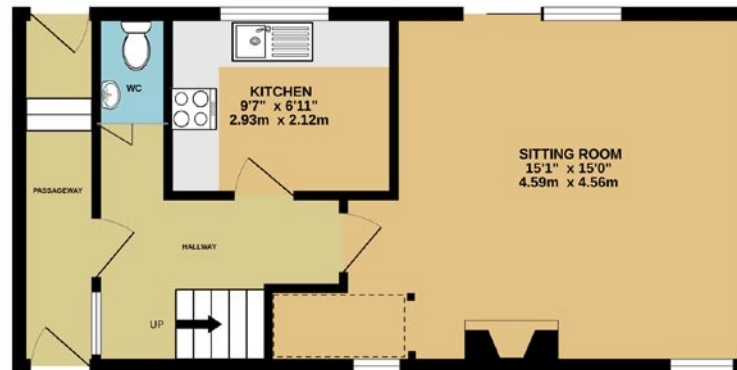
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £260,000

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 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

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

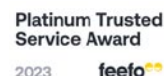
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

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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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