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*High Street,  
Loddon, Norfolk*

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Norwich – 10.8 miles

Beccles – 7.8 miles

Bungay – 6.4 miles

An exceptional opportunity to purchase this charming, extended Grade II Listed End-Terrace Cottage built in attractive red brick and brimming with period features throughout; set within the historic market town of Loddon. Comprising of two double bedrooms, two reception rooms, kitchen/breakfast room, shower room and a private rear garden; early viewing is essential to avoid disappointment.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Breakfast Room
- Snug/Study
- Master Bedroom
- Double Bedroom
- Shower Room
- Private Rear Garden



### Property

Pushing the front door aside you are invited into the 12 ' sitting room, with wooden flooring and a large fireplace with log burner as the main focal point and window to the front aspect. A wooden framed door way and vertical beams separates this room from the cosy snug allowing the natural light to flow through. Stairs lead to the first floor and an opening leads into the extended kitchen/breakfast room. Here the bespoke carpentry by Earsham Hall Kitchens & Interiors offers ample worktop and kitchen unit storage space to either side of the room with a large inset butler style ceramic sink and space to fit a table and chairs towards the middle. There is space for a Range oven/Aga and a tall fridge/freezer along with under counter space for a dishwasher and washing machine. The ceiling is part vaulted, with twin velux windows allowing in the natural light and double French doors lead out to the secluded rear garden. Moving upstairs, to the front aspect is the master bedroom; a generous double in size, carpeted with a window to the front. To the rear is a second bedroom, a smaller double, carpeted with a window giving views over the rear garden. The shower room, also by Earsham Hall Kitchens & Interiors is fitted with a large double shower cubicle with standard shower fitting and a ceiling mounted rain shower head, traditional low level WC and hand wash basin in vanity unit.



## Outside

A single wrought iron gate opens into the front garden comprising a shingled area with a small tree and bordered with small shrubs and plants, a path and two wide steps lead to the front door. The well manicured cottage style rear garden, accessed via the French doors, offers a courtyard patio area before steps and a paved pathway take you to the main garden, with artificial lawn and shingle areas to the side and a pretty assortment of planting and shrubs at the borders. The path continues to the timber storage shed at the rear. The rear garden is of a good size and is fully encapsulated by a beautiful red brick wall and timber fencing which gives security and privacy.

## Location

This charming cottage is conveniently located in the heart of the town within a conservation area in South Norfolk. 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 and hot water. All mains services connected.

Energy Rating: Exempt - Grade II Listed

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6AH

What3Words: ///yacht.immediate.scorecard

## Tenure

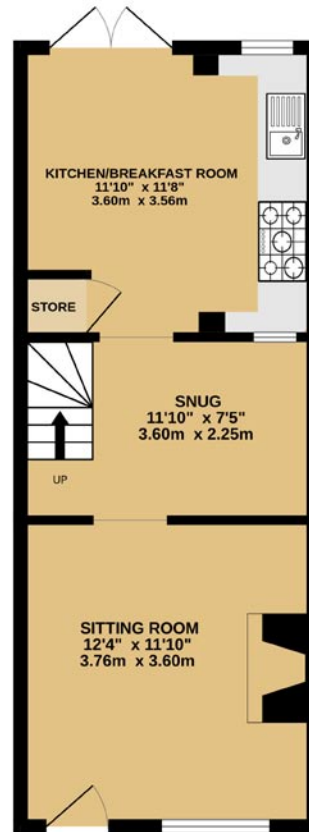
Vacant possession of the freehold will be given upon completion.

## Agents' Note

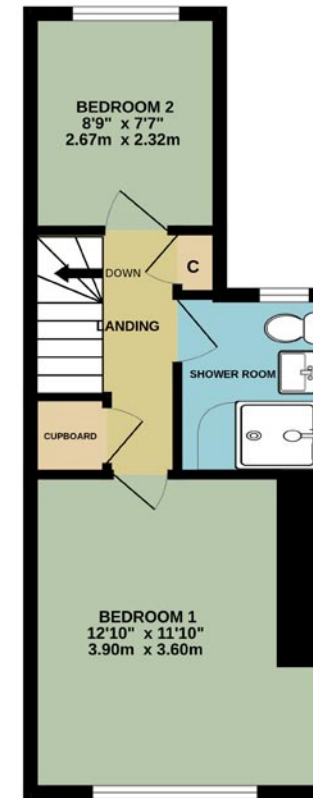
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £269,000**

GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

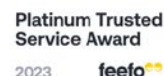
Diss 01379 644822

Halesworth 01986 888205

Harleston 01379 882535

[www.muskermcintyre.co.uk](http://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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