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Alfric Close,
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Norwich - 11.3 miles

Beccles - 7.7 miles

Bungay - 9.5 miles

A delightful three bedroom detached house with off road parking and garage, offered CHAIN FREE. In very good condition throughout and situated within a quiet cul-de-sac location close to the local amenities of Loddon.

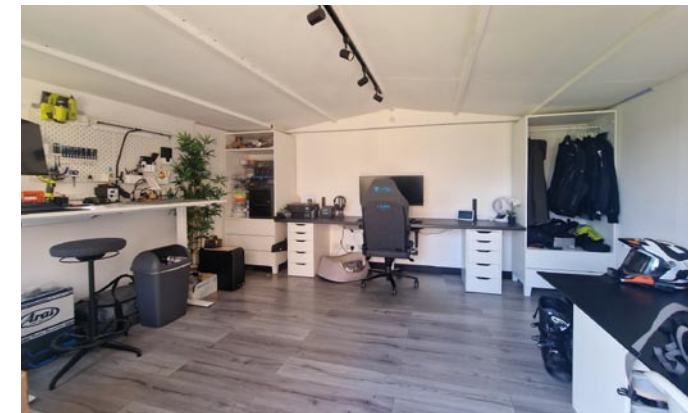
Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Garden Room/Studio
- Garage
- Off Road Parking



Property

This quietly situated detached house offers an incoming purchaser spacious and practical accommodation. One enters the property into the entrance hall, ideal for storing coats and boots, with stairs to the first floor and a door to the cloakroom with WC and hand wash basin. A door leads to the spacious, light and airy sitting room with a large window overlooking the well-kept rear garden, and useful understairs storage. Leading into the kitchen, we find a good range of contemporary wall and base units, with wood effect worktops including a breakfast bar area with space for two stools. There is an electric built in oven, gas hob and extractor hood over, and 'one and a half bowl' sink with drainer. A door takes you into the large utility area providing space for all white goods and ample storage with a window to the front aspect and doors to the front, rear and into the garage. Upstairs there are two double bedrooms to the rear with windows over looking the rear garden and a single bedroom to the front with window over looking the front garden and with the added benefit of a storage cupboard. Completing the accommodation is the family bathroom comprising of a three piece suite with WC, hand wash basin, bath with shower over and heated towel rail. This well presented property benefits from uPVC double glazing and will suit a variety of buyers.



Outside

The property has an easily maintained frontage, laid to lawn with a path leading to the front door and a wooden gate giving access to the rear garden. The driveway sits to the right of the property and leads to the garage with an up & over door, lighting & power. The rear garden is very private and nicely enclosed by fencing, mainly laid to lawn with well-kept planted borders, and with a large paved area ideal for outside entertaining. To one side sits a large modern garden room/studio with double doors and two large windows. This handy space works as a large garden room to be enjoyed or would be ideal for an external office/studio if required.

Location

The property is quietly situated in a cul-de-sac that has a cut through footpath to all of the excellent amenities that Loddon has to offer; 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) and a wealth of excellent shopping and amenities. 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 & hot water.
Mains electricity and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6TW

What3Words: ///await.microchip.intention

Tenure

Vacant possession of the freehold will be given upon completion.

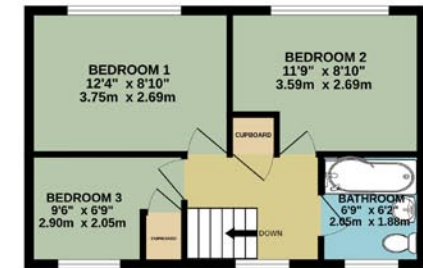
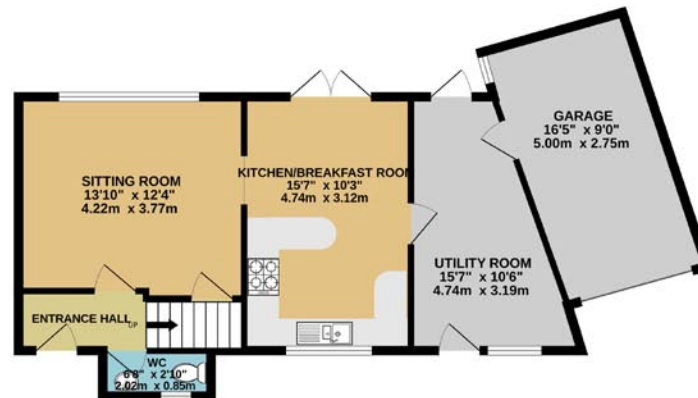
Agents' Note

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: £285,000

GROUND FLOOR
843 sq.ft. (78.4 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.2 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

Offices throughout Norfolk & Suffolk:

Bungay 01986 888160

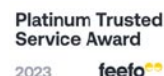
Diss 01379 644822

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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