



The Walks,
Loddon, Norfolk



**MUSKER
McINTYRE**
ESTATE AGENTS

Bungay – 6 miles
Beccles – 7.7 miles
Norwich - 11.3 miles

An ideal **FIRST TIME BUY** or **INVESTMENT** property, we have for sale a three bedroom ex local authority end terraced property quietly situated in the popular village of Loddon.

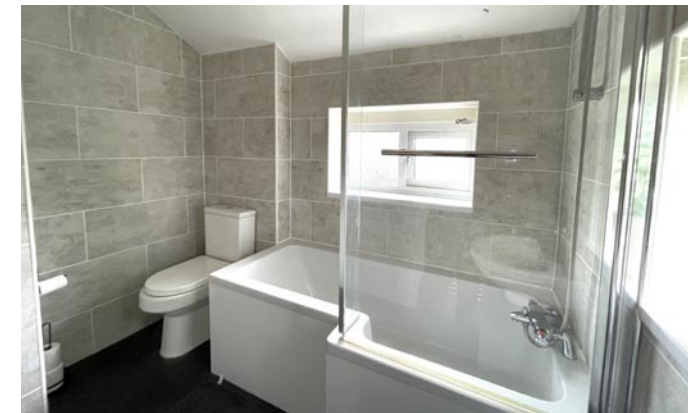
Accommodation comprises briefly:

- Entrance Lobby
- Inner Hall
- Cloakroom
- Spacious Sitting Room
- Second Reception Room
- Kitchen
- Lean-to Conservatory
- Master Bedroom
- Further Double Bedroom
- Further Single Bedroom
- Family Bathroom
- Private Rear Garden



Property

The accommodation is spacious with an entrance hallway welcoming one into the property and a door leads you to the good sized second reception room offering another living space/dining room/bedroom. Double doors lead to the inner hallway and in turn the sitting room and kitchen. The sitting room provides a spacious living area and dining area if required. A sliding patio door leads out to the lean-to conservatory which overlooks the rear garden. The kitchen looks over the front and side aspect with ample wall and base units, plenty of worktop space housing a stainless steel sink and drainer, and space for a freestanding cooker, washing machine and small fridge under. There is a ground floor WC under the stairs. On the first floor is the master bedroom, a good size double which is dual aspect and has a cupboard over the stairs for storage, bedrooms two and three, a single and a double also benefit from built-in storage. The bathroom comprises a bath with shower over, WC and a hand wash basin. There is a separate airing cupboard housing the new gas boiler (2023) and providing storage. This property also benefits from a new roof (2023), is ideally situated in a lovely area, walking distance to Loddon centre and the schools making this an ideal first time buy, investment or family home.



Outside

The property is approached via the front pathway leading to the entrance and a small paved area to the front aspect of the house. The rear garden is accessed from the conservatory or via the second reception room. There is a paved area outside the patio doors with a path leading through the lawned area to a couple more paved areas, ideal for seating and entertaining. The garden is both fenced and walled with tree and bush borders making it secure for small pets and children and there is a secure shed for storage.

Location

The house is quietly situated within easy walking distance to the centre of Loddon. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café and take-out 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.
Mains drains.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6LN

What3Words: ///await.microchip.intention

Tenure

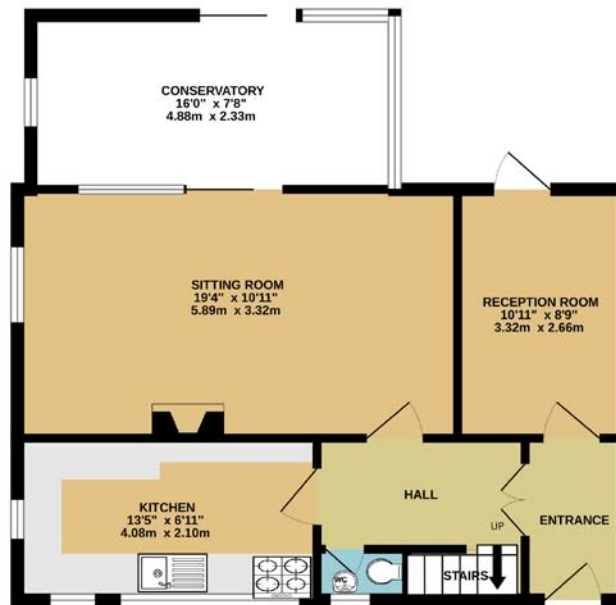
Vacant possession of the freehold will be given upon completion.

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: £235,000

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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

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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