



Foxes Loke,
Loddon, Norfolk



**MUSKER
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ESTATE AGENTS

Beccles - 10.5 miles
Bungay - 10.1 miles
Norwich - 12.6 miles

A rare opportunity to purchase this delightful character house presented in very good condition and offered CHAIN FREE. Set in the heart of the popular village of Loddon with three bedrooms, attractive garden and a driveway providing off road parking.

Accommodation comprises briefly:

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Ground Floor Shower Room
- Master Bedroom
- Double Bedroom with Mezzanine
- Single Bedroom/Study
- First Floor Bathroom
- Mature Gardens
- Utility/Store Room
- Off Road Parking



Property

We are pleased to offer this lovely home which is presented in very good condition throughout and has plenty of character and original features. The entrance hall welcomes one into the property with tiled flooring and a large cupboard for shoes and coats. The spacious sitting room has a large window to the front overlooking the garden and space for a dining table and chairs. The kitchen is well fitted with tiled floors, a good range of wall and base units with granite effect work tops, stainless steel sink and drainer, double electric oven, gas hob and overhead extractor with space for various appliances and a window to the front. There is a downstairs shower room with walk in shower, WC and hand wash basin. Upstairs there are two generous double bedrooms with vaulted ceilings, exposed beams and stripped flooring, one has a mezzanine which provides extra storage space/study area. A further single bedroom/study can be found, with natural light filling the room from the skylight above. The family bathroom has a white three piece suite with a shower over the bath, WC and hand wash basin, the airing cupboard on the landing completes the accommodation.



Outside

The property has a resin surfaced driveway for two cars, a trellis of clematis, screens the main garden with an iron gate leading through to a pebble pathway with stepping stones to the front door with various planting throughout. There is a very secluded walled courtyard style garden with stone paving, raised paved area with an abundance of climbers and flowers. An outdoor utility/store room can be found with wall and floor units, space for tumbler dryer and fridge freezer. The pathway continues through the garden where there is an attractive seating area providing a secluded spot for relaxing and entertaining, a pergola with a decorative circular base and borders packed full of plants leading to the raised vegetable beds, greenhouse and timber 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 central heating and hot water. Mains electricity, drainage and water.

Energy Rating: TBC

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6UL

What3Words: ///thinnest.upgrading.rebounded

Tenure

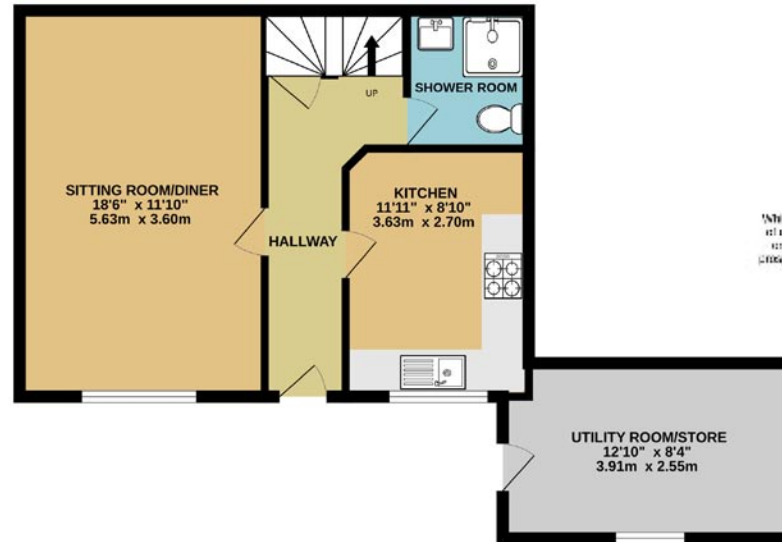
Vacant possession of the freehold will be given upon completion.

Agents' Note

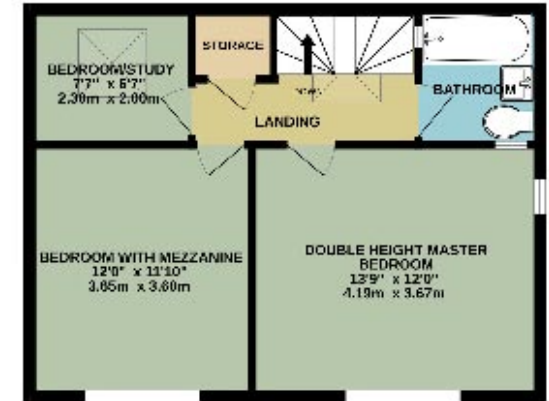
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £340,000

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, the seller accepts no liability for errors, omissions or misstatements. The plan is for information purposes only and does not constitute an offer of any kind. The seller, its agents and the estate agent accept no responsibility for the accuracy of the description. The services, systems and appliances shown on the plan have been checked and the plan is correct as to their availability or efficiency can be given. Made with Keynote 6/2024

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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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