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*Cannell Road,  
Loddon, Norfolk*

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**MUSKER  
MCINTYRE**  
ESTATE AGENTS

We are delighted to present an extended three-bedroom end-terraced house quietly situated in the popular village of Loddon. Offered in excellent condition throughout, the property features a modern, high-specification kitchen, a dining area, spacious living room, landscaped rear garden and off road parking.

#### Accommodation comprises briefly:

- Entrance Hall
- Dining Room
- Sitting Room
- Kitchen
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Off Road Parking



#### Property

Entering the property via the front door we are welcomed into the entrance hall with space for coat and boots. From here, the home flows into the dining area, which provides plenty of room for a table and chairs. You'll also find convenient under-stairs storage and built-in storage cupboards. The dining area seamlessly connects to the kitchen, equipped with a modern range of white wall and base units and wood worktop surfaces. The kitchen features a double electric 'AEG' oven, 'induction' hob, and overhead extractor, a one and a half bowl sink with an extendable mixer tap situated under the window, an integrated dishwasher, along with space for a washing machine and a tall fridge freezer. The sitting room offers generous space and is enhanced by a charming chimney feature. This space is perfect for an electric fire, complemented by a wood-effect beam above and built-in shelving on either side, creating a central focal point. A patio door provides seamless access to the beautifully designed rear garden. The master bedroom is generously sized with windows facing the rear of the house, and it includes plenty of space for wardrobes. In addition to the master, there are two further bedrooms. The modern family bathroom features a white three-piece suite, including a 'P' shaped bath with shower over, WC, hand wash basin in vanity unit, and a heated towel rail. This property boasts UPVC windows and doors throughout, complemented by 'Karndean' type flooring on the entire ground floor. Its excellent condition makes it an ideal choice for a family.







## Outside

The front of the house features a hard-standing and shingle driveway that leads directly to the front door. There is ample space to park two cars, and a side gate provides convenient access to the rear of the property. The delightful rear garden boasts established evergreen plants, a beautifully manicured lawn, and a gravel area. This space is perfect for showcasing pots and planters, or for creating additional seating. A beautifully designed decked area features a fitted bench, outdoor lighting, and plenty of space for a dining table and chairs, perfect for "al fresco" dining. Additionally, the garden includes two handy wooden storage sheds and is fully enclosed, providing a secure environment for pets and young children.

## Location

Cannell Road is a short walk from 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, butchers 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

All mains connected. Gas fired central heating and hot water.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6DW

What3Words: //merchant.lawns.national

## 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: £275,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

Halesworth 01986 888205

Harleston 01379 882535

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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