

MM



*Low Bungay Road,
Loddon, Norfolk*

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ESTATE AGENTS

Musker McIntyre is pleased to present this substantial detached modern character residence, located in a much sought-after area near the centre of Loddon. This unique property beautifully blends an abundance of character features with modern-day living. Extended by the current owners the property offers four/five bedrooms, 3 bathrooms/shower rooms, two reception rooms, new kitchen/breakfast room, utility, walled gardens, double garage and off-road parking.

Accommodation comprises briefly:

- Entrance Hall • Large Sitting Room with Fireplace
- Dining Room • Kitchen/Breakfast Room
- Utility Room • Ground Floor Shower Room
- Snug/Bedroom • Ground Floor Double Bedroom
- Two Double Bedrooms • Master Ensuite
- Single Bedroom • Bathroom • Walled Gardens
- Double Garage • Large Driveway



Property

Entering the property via the front door we are welcomed by the generous entrance hall where the feeling of space and light that flows throughout the house is instantly apparent. To the right, a door leads to the recently extended double bedroom, featuring fitted cupboards and a window to the front. A further door opens to the shower room, with hand wash basin and W/C, and the stairs rise to the first floor. To the left, you'll find a door leading to a versatile room, suitable for use as a study, snug, or bedroom. It features windows to the front and side aspect. Moving along the hall we find the utility room with modern wall and base units housing a stainless-steel sink with drainer, water softener and space for washing machine under. Further along we step into the generous kitchen/breakfast room. This bright space enjoys dual aspect windows, and an extensive range of custom-built wall and base units set against contrasting granite work surfaces. Fitted appliances include the dishwasher, fridge/freezer, oven with induction hob and extractor fan, whilst an integrated sink is set below the window enjoying a view of the rear garden. A door gives access to the rear garden. The substantial sitting room offers a superb entertaining space which enjoys dual aspect window views of the garden and door to the same, whilst internally we flow through into the dining room. The sitting room boasts an impressive brick fireplace with tiled hearth and a multi fuel wood burning stove (open to negotiation), providing a warming focal point. The dining room is of a good size with three windows to the side aspect, one to the rear and two skylights creating a bright and airy atmosphere with abundant natural light. On the first floor the generous landing opens to all the rooms. The master bedroom, a substantial double, enjoys a window to the side aspect and two skylights allowing light into the room, fitted wardrobes offer our storage solution and a door opens to the en-suite shower room. A further double bedroom is found to the rear and a generous single room to the side, currently used as a dressing room. Completing the accommodation the family bathroom offers a bath with shower over and a modern vanity unit where we find the wash basin and W/C.







Outside

The property's impressive frontage welcomes us with an off-road parking area, beautifully framed by a variety of shrubs, plants within a pebble garden. This leads to a substantial double garage, complete with storage, power and light. Gated access on the left side of the property leads us to the rear walled garden. The South/South Westerly facing walled garden has been beautifully landscaped to create a private, low-maintenance green space. The main area is laid to lawn while paving borders the property offering space for outdoor seating and decorative planters, making it an ideal area for relaxation and enjoyment. In addition there is a timber and brick shed with power.

Location

This property is conveniently located on Low Bungay Road, just 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

Gas fired central heating. Mains electric, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: E
Postcode: NR14 6JW

What3Words: //order.notion.troll

Tenure

Vacant possession of the freehold will be given upon completion.

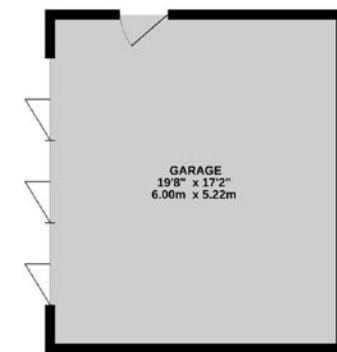
Agents' Note

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: £610,000

GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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:

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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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