



Crossway Terrace,
Loddon, Norfolk



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ESTATE AGENTS

We are pleased to offer CHAIN FREE this three double bedroom property, located in a quiet setting in the heart of the popular village of Loddon, with convenient access to all amenities. The property features a spacious, open-plan kitchen/family/dining room, as well as a separate sitting room, front and rear gardens, garage and off road parking.

Accommodation comprises briefly:

- Entrance Hall
- Large Hallway
- Sitting Room
- Kitchen/Dining/Family Room
- Cloakroom
- Master Bedroom
- Two Further Double Bedrooms
- Family Bathroom
- Garage & Parking
- Front and Rear Gardens



Property

This property is in excellent condition throughout and is an ideal family home. The entrance hall opens out into a spacious area with a modern open stairway and a storage cupboard with a separate ground floor WC. The sitting room offers a spacious area with a front-facing window. It features a built-in electric fireplace and an opening that seamlessly connects to the kitchen/dining/family room. The kitchen and dining area truly offers a 'wow' factor, creating a fantastic space for entertaining and serving as the heart of this wonderful family home. The kitchen area easily accommodates a large family table and chairs, and there is additional space for seating near the French doors that open onto the garden. There are a range of white base and wall units complemented by wood worktops. It features a double bowl ceramic Butler sink, an induction hob with an extractor fan above, and integrated appliances including a dishwasher, fridge, and washer dryer. Additionally, there is space available for a tall fridge freezer. This extended kitchen and dining space is enhanced by underfloor heating, and the four skylights ensure it's filled with natural light. The master bedroom features extensive full-width built-in wardrobes, as well as a separate additional built-in wardrobe. You will also find two further double bedrooms; one includes a generously sized walk-in cupboard situated over the stairway. A study area is conveniently located on the landing. Completing the accommodation is a large family bathroom, fully tiled and equipped with underfloor heating, bath, a separate walk-in shower, WC, hand wash basin, and a heated towel rail.







Outside

The front garden is low maintenance with mainly a shingle area, that offers the potential to be converted into off-road parking if desired. It is bordered by an attractive wall with decorative iron railings, and a pathway leads to the front door. The rear of the property features a covered decked area that stretches the full width of the house. Enhanced with smart lighting, this space is perfect for enjoying summer evenings. Beyond the deck, you'll find two ponds suitable for keeping fish, connected by a charming bridge. The path then leads down to the converted garage which could have a variety of uses, and rear parking area.

Location

Crossway Terrace 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 surgery, 3 pubs, butchers, 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). 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

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

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6JY

What3Words: //wharfs.commit.tummy

Tenure

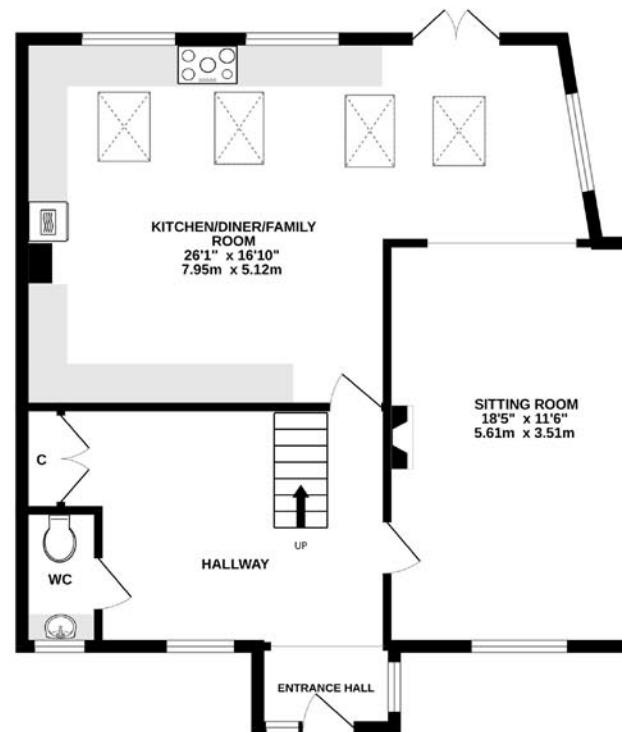
Vacant possession of the freehold will be given upon completion.

Agents' Note

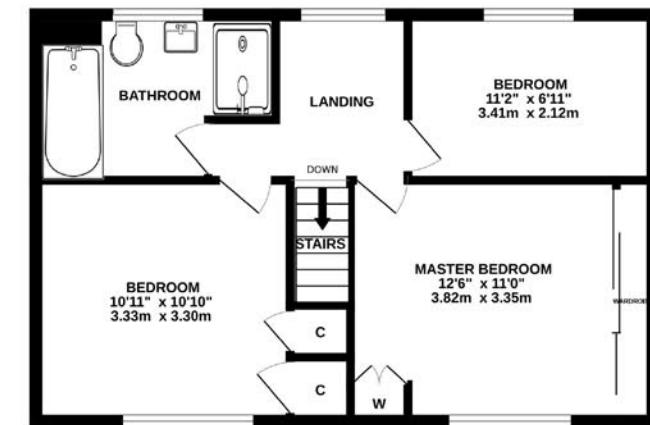
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £310,000

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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:

Loddon 01508 521110

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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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