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ESTATE AGENTS & FINANCIAL SERVICES
FOR SALE
01508 521110
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George Lane,
Loddon, Norfolk

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ESTATE AGENTS

Norwich – 11.2 miles

Beccles – 8 miles

Loddon - 0.5 miles

We are pleased to offer CHAIN FREE an attractive, brick-built detached three double bedroom cottage situated in the centre of Loddon, offering convenient access to all amenities. This beautifully maintained and updated property retains charming original features and would make an ideal first-time purchase, holiday home, or buy-to-let investment.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room with Wood Burner
- Ground Floor Bedroom with Ensuite Shower Room
- Kitchen
- Large Master Bedroom
- Further Double Bedroom
- Modern Family Bathroom
- Rear Garden
- Off Road Parking



Property

“Chapel Cottage” is a charming detached brick cottage that has been well-maintained and features a recently updated kitchen and bathroom. The property is entered through a central door that opens into a spacious hallway. To the right of the hallway is a comfortable sitting room with a wood burner and views of the front. Returning to the hallway and proceeding to the left, you’ll find a modern and bright kitchen with a large window overlooking the garden and a door providing garden access. The kitchen is equipped with contemporary units, space for a fridge/freezer and washing machine, and includes a built-in gas hob with an oven beneath. The ground floor bedroom is situated at the back of the property and offers a pleasant view of the rear garden. It also features a modern ensuite shower room, where you’ll find a spacious walk-in shower cubicle equipped with a folding shower seat and two handrails, along with a WC and a wash basin integrated into a vanity unit. To the first floor there is a double bedroom featuring two built-in wardrobes nestled within the chimney recesses. You’ll also find a spacious master bedroom that extends along the entire length of the property, offering lovely views of the rear garden. The modern bathroom is beautifully presented and fully tiled, featuring a three-piece white suite that includes an L-shaped bath with a shower overhead, a WC, and a pedestal hand wash basin. Additionally, a large cupboard with sliding doors discreetly houses the boiler, and there is access to the loft from this floor.







Outside

The front boundary of the property features elegant black metal railings that open onto a gravelled area, providing off-road parking space for two vehicles. The main garden is located to the side of the cottage and can be accessed through the kitchen or via a secure side gate. This delightful garden offers a tranquil escape in a central village setting, complete with planted borders, a small lawn, and an area perfect for outdoor dining.

Location

The property is well positioned within a short walk of the many amenities, shops, and pubs of the village. 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 minutes 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 main services connected. Gas Central Heating.

Energy Rating: D

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6NB

What3Words: ///longingly.behalf.comic

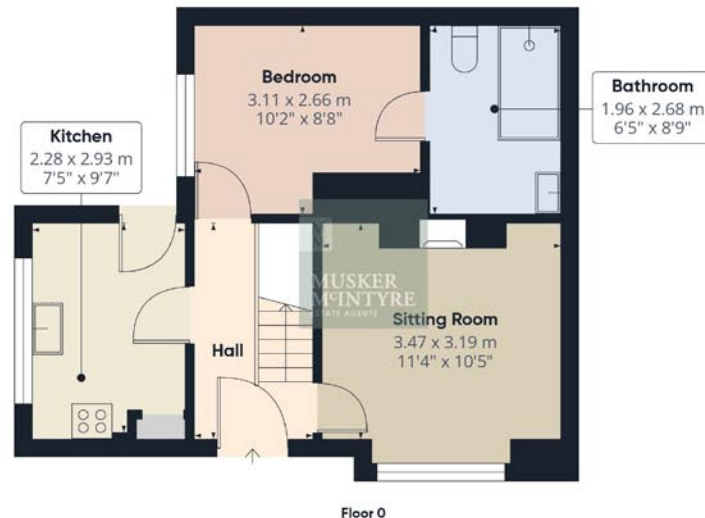
Tenure

Vacant possession of the freehold will be given upon completion.

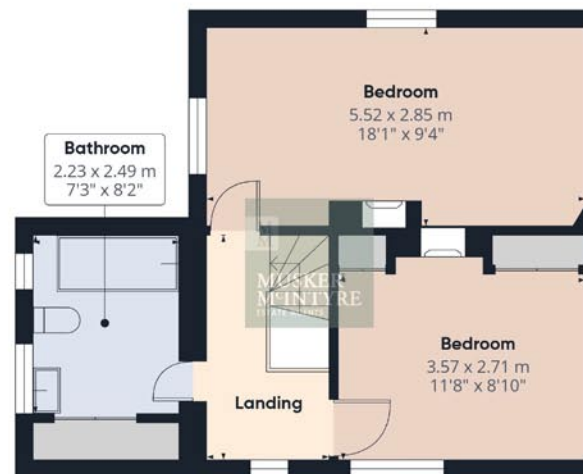
Agents' Note

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: £280,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
74 m²
797 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Harleston 01379 882535

Loddon 01508 521110

Halesworth 01986 888205



BUNGAY OFFICE
3 Earsham Street

Bungay
Suffolk

NR35 1AE

Tel. 01986 888160

bungay@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.