

MM

*High Bungay Road,
Loddon, Norfolk*

MM

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MCINTYRE**
ESTATE AGENTS

We are pleased to offer a charming semi-detached house located in the sought-after town of Loddon. The property features two/three bedrooms, sitting room, kitchen, conservatory, and two modern bathrooms. Additionally, it benefits from a garage, off-road parking, and generous front and rear gardens. Early viewing is highly advised.

Accommodation comprises briefly:

- Sitting Room
- Kitchen
- Conservatory
- Ground Floor Shower Room
- Third Bedroom/Study
- Master Bedroom
- Second Bedroom
- Family Bathroom
- Garage
- Off-Road Parking
- Front & Rear Gardens



Property

Upon entering the property through the front door, you arrive in the hallway, which provides access to the ground floor rooms and the staircase to the first floor. Immediately to the left is the spacious and modern shower room, which features a shower cubicle with a rainfall showerhead, a wash basin, and a toilet, all set within a white vanity unit suite. Opposite the shower room is the third bedroom. This versatile space offers views over the front garden and could also be used as a study or a separate dining room, as needed. A further door leads into the good-sized sitting room. This room overlooks the rear garden and features a gas fire as a focal point, complemented by a fitted bookcase for shelving and storage. Additional storage can be found in the understairs cupboard accessed from this room. A door connects the sitting room directly to the kitchen. The kitchen is fitted with white wall and base units, complemented by contrasting granite worktops and terracotta splashback tiles. It features a large butler sink beneath a window overlooking the rear garden, a cooker with a four-ring gas hob, and there is space for an under-counter fridge. A door leads into the conservatory, which is suitable for additional appliances or extra storage, and provides access to the garden. On the first floor, the master bedroom is a bright space featuring two front-facing windows and a fitted cupboard. The second bedroom is situated at the rear of the property and offers views over the garden. The family bathroom is fitted with a contemporary grey and white suite. It includes a bath, a hand basin and WC set in a vanity unit, and a heated towel rail, all complemented by contrasting wall and floor tiles.







Outside

The property is approached via a gated gravel driveway, which offers off-road parking for 2–3 cars and leads directly to the garage and the front door. The front garden is enclosed by a low brick wall and features various established plants and shrubs. Access to the rear garden is available both externally, down the side of the property, and internally via the conservatory. The garden is spacious and features distinct lawned areas interspersed with established flower beds, shrubs, and trees. A small patio area provides an ideal spot for outdoor relaxing and entertaining. A pathway leads from the patio toward the rear of the garden, where a wooden pergola is also situated midway.

Location

The property is only a short walk from the centre of Loddon, a popular town offering excellent amenities, including schools, nurseries, shops, a Post Office, churches, a doctors' surgery, a dentist, a library, three pubs, a cafe, and various takeaway options. You will also have easy access to the Broads Network via Loddon Staith and the River Chet, which features lovely walking trails. The house is within easy reach of the market towns of Beccles and Bungay for a fuller range of amenities. The Cathedral City of Norwich is approximately a 20-minute drive north and offers a mainline train link to London Liverpool Street (1 hour 51 minutes). Finally, the unspoiled heritage coastline of Suffolk, including the beautiful beaches of Southwold and Walberswick, is approximately 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

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

Energy Rating: C

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR14 6JS

What3Words: ///caused.downs.snore

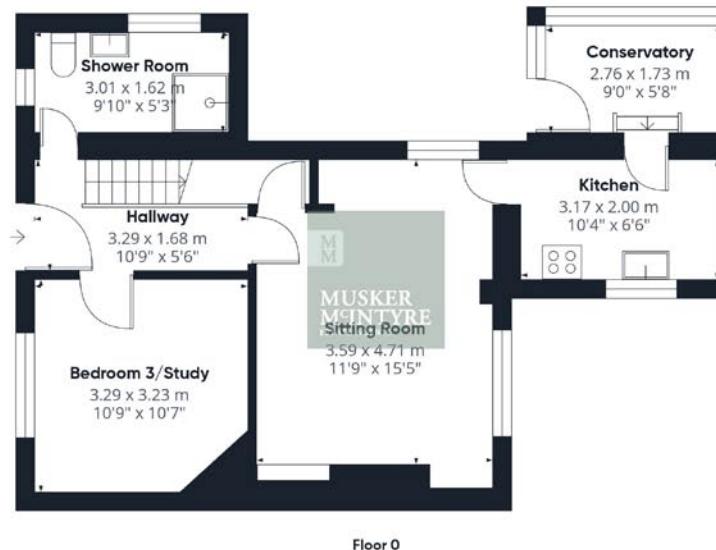
Tenure

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: £315,000



Approximate total area⁽¹⁾
82.3 m²
888 ft²



Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110
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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