

MM



*Alfric Close,  
Loddon, Norfolk*

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Norwich - 11.3 miles

Beccles - 7.7 miles

Bungay - 9.5 miles

We are pleased to offer for sale and CHAIN FREE this delightful two double bedroom semi detached bungalow, situated within a quiet cul-de-sac in the popular village of Loddon. The property is presented in very good condition throughout and features a conservatory, a private garden, a garage and off road parking.

#### Accommodation comprises briefly:

- Hallway
- Reception Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom
- Garden
- Garage
- Off Road Parking



#### Property

This quietly situated bungalow offers an incoming purchaser spacious and practical accommodation. The light and bright entrance hallway leads to two double bedrooms at the front aspect, the larger of which benefits from fitted wardrobes. Within the hallway, a loft hatch provides access to the fully boarded loft space, which also benefits from lighting. The fully tiled bathroom comprises a modern three-piece suite with a shower cubicle. Opposite the bathroom is a spacious sitting room, featuring sliding doors that lead to a conservatory. This versatile space can serve as a dining area or an additional seating area to enjoy views over the well-kept rear garden. The kitchen features a contemporary range of wall and base units with contrasting worktops and a breakfast bar. Integrated appliances include an electric oven, gas hob with extractor hood, dishwasher, washing machine, and fridge.







## Outside

The property features a narrow front garden area finished with slate chippings and a small flower bed border. A side driveway provides parking for two to three cars and leads to a detached single garage. This area also provides access to the property through the front and kitchen doors, as well as a gate leading to the rear garden. The rear garden is well-enclosed by high fencing for privacy and is primarily laid to lawn with various plants, shrubs, and flowerbed borders. It includes a small paved area outside the conservatory and a larger paved area behind the garage, which is suitable for outdoor entertaining or as a base for a greenhouse or shed.

## Location

This property is quietly situated in a cul-de-sac with a convenient footpath taking you into the centre of Loddon. This popular town provides a comprehensive range of amenities, including schools, nurseries, shops, a Post Office, churches, a doctor's surgery, a dentist, a library, and a veterinary practice. Residents also enjoy a local pharmacy, gym, hairdressers, beauty salons, three pubs, a café, a butcher, and various takeaway options. The area offers access to the Broads Network via Loddon Staithe and the River Chet, which provides several scenic walking routes. The property is also within easy reach of the market towns of Beccles and Bungay. The Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline train link to London Liverpool Street in under two hours. The heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is also located 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 & hot water. Mains electricity and drainage.

Energy Rating: C

## Local Authority:

South Norfolk Council

Tax Band: B

Postcode: NR14 6TW

What3Words: ///baguette.narrow.tracking

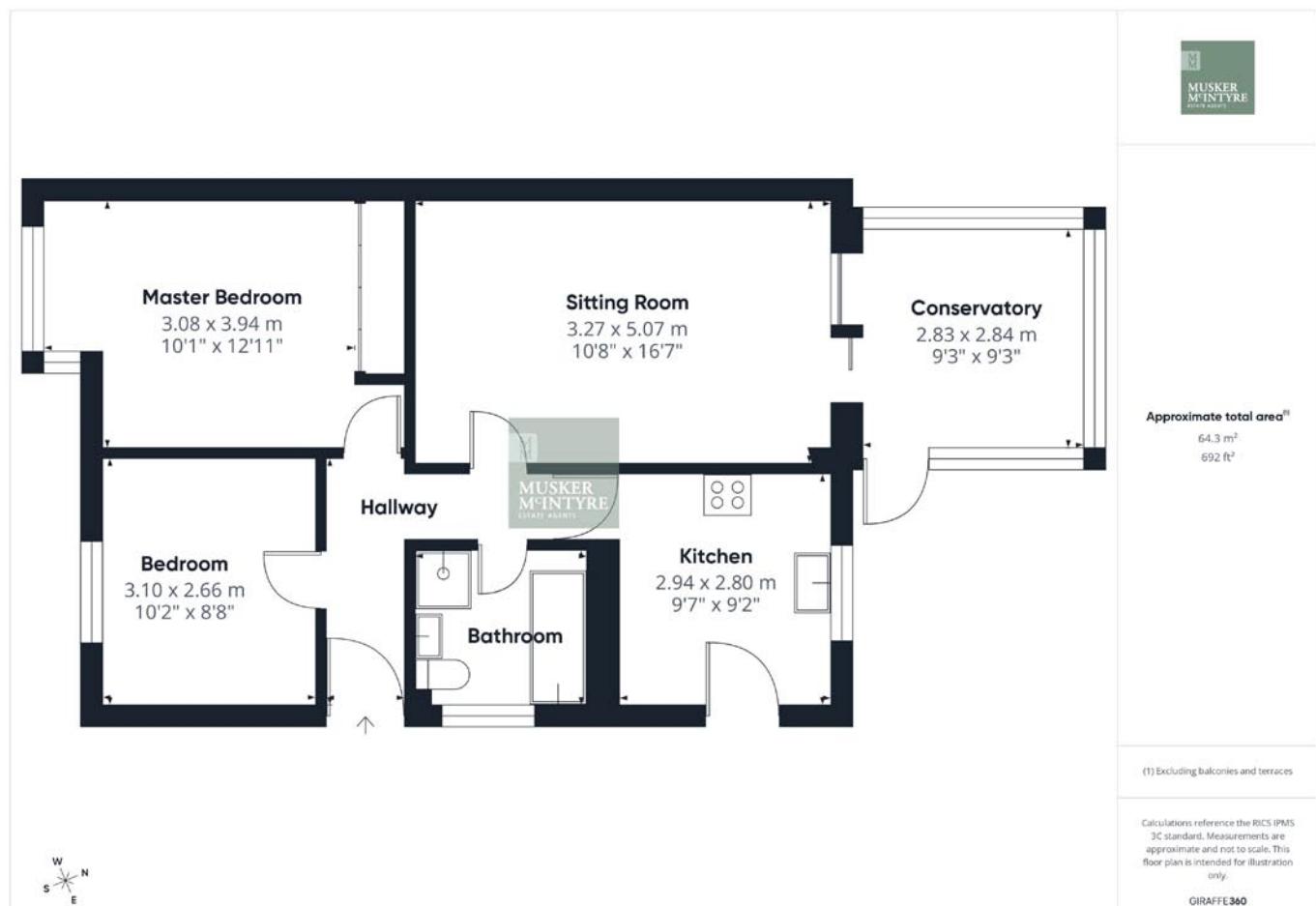
## Tenure

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: £235,000



To arrange a viewing, please call 01986 888160

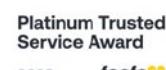
Offices throughout Norfolk & Suffolk:

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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