Norwich - 11.6 Miles  
Beccles - 8.1 Miles  
Bungay - 10.8 Miles  

A spacious and centrally located bungalow in the popular town of Loddon. Close to all the amenities that Loddon has to offer, this very well presented property benefits from flexible accommodation and boasts over 1500 square foot (sts) of living space.

Accommodation comprises briefly of:
• Entrance Hall Area  
• Sitting Room  
• Conservatory  
• Kitchen/Diner  
• Snug  
• Master Bedroom  
• Two Further Bedrooms  
• Family Bathroom and Separate Shower Cubicle  
• Separate Shower Room  
• Ample Off Road Parking on driveway  
• Surrounding Gardens  
• Popular Central Village Location

Location
Located as one enters into Old Market Green 'no through road' the bungalow is a short walk from the centre of Loddon which is a very popular village providing all schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, pubs and access to the Broads network. 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 54mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.
Fixtures and 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. Mains connected electric, water and drainage.

EPC Rating: C

Local Authority
South Norfolk District Council
Tax Band: E
Postcode: NR14 6NB

Agents Note
It 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.

Tenure
Vacant possession of the freehold will be given upon completion.

Guide Price £400,000

To arrange a viewing please call us on 01508 521110

OFFICES THROUGHOUT NORFOLK AND SUFFOLK
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.