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Longfield Close
Loddon, Norfolk

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ESTATE AGENTS

We are pleased to offer this well-presented four bedroom semi-detached family home, located just a short walk from the centre of Loddon and close to local schools and amenities. The property boasts an 18ft sitting room, a spacious kitchen/dining room, well maintained rear garden and a garage with a separate workshop and off-road parking. A viewing is highly recommended to fully appreciate this home.

Accommodation comprises briefly:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom
- Two Further Double Bedrooms
- Fourth Single Bedroom/Study
- Family Bathroom
- Rear Garden
- Garage & Workshop
- Off Road Parking



Property

Stepping through the front door you find yourself in the entrance hall with a cloakroom to the left, and a staircase and a large storage cupboard to the right. Ahead is the 18ft sitting room, which is filled with natural light from a front-facing window and features an ornate electric fireplace as a focal point and a useful under-stairs cupboard. From here a door leads into the spacious kitchen/dining room which spans the full width of the property and is fitted with a range of wooden wall and base units providing ample storage and worktop space. It includes an integrated oven, gas hob, and extractor, with additional space for a washing machine, dishwasher, and free standing fridge/freezer. The dining area provides ample space for a table and chairs, with patio doors opening directly onto the rear garden. On the first floor, there are three double bedrooms and a fourth single bedroom, which could also serve as an ideal home office or study. The accommodation is completed by a fully tiled family bathroom featuring a bath with an overhead shower, a toilet and sink vanity unit, and a heated towel rail.







Outside

The frontage is primarily laid to slate shingle, with well-positioned bushes and trees, and a step up to the front door. A pathway provides access to the rear garden via a wooden gate. Off-road parking is located to the front of the garage with an additional parking space directly opposite the property. A convenient EV charger is newly fitted to the front of the property next to the driveway. The garage is equipped with an up-and-over door, power, and lighting. Additionally, there is an adjoining workshop featuring double doors and a single door leading into the rear garden. The well-maintained rear garden is fully enclosed by high timber fencing, with the rear boundary featuring neatly spaced bushes and trees for added privacy. It includes a block paved patio spanning the length of the house and a lawn area with a timber garden shed and a wooden pergola.

Location

The property is located just a short walk from the centre of the Loddon, which is a very popular village providing all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out 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, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating. Mains electricity, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk District Council

Tax Band: C

Postcode: NR14 6UU

What3Words: ///quoted.umbrellas.riskiost

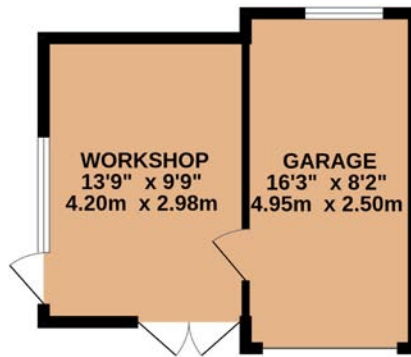
Tenure

Vacant possession of the freehold will be given upon completion.

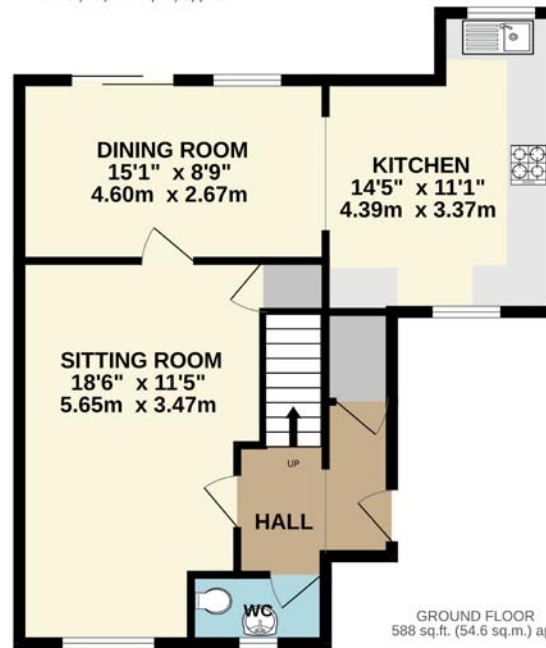
Agents' Note

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: £350,000



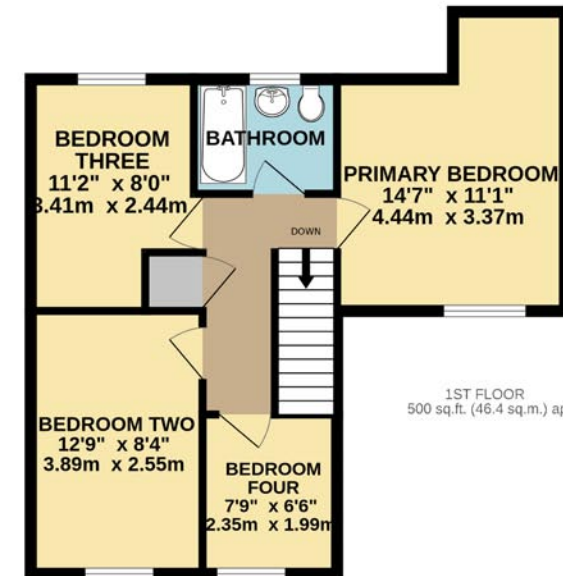
OUTBUILDINGS
268 sq.ft. (24.9 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.

TOTAL FLOOR AREA : 1356 sq.ft. (125.9 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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1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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.



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