

High Street,  
*Loddon,*



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MUSKER  
MCINTYRE  
ESTATE AGENTS

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Norwich – 10.8 miles

Beccles – 7.8 miles

Bungay – 6.4 miles

Musker McIntyre are delighted to offer an exceptional opportunity to purchase a charming and generously sized three bedroom property which has been recently refurbished. This home also features a self-contained one-bedroom annexe. The property is ideally situated within the historic market town of Loddon, offering convenient walking distance to local schools and amenities.

Main House comprises of:

- Open Plan Sitting Room/Kitchen
- Utility Room
- Master Bedroom with Ensuite Bathroom
- Two Further Double Bedrooms
- Family Bathroom
- Private Rear Garden
- Garage and Off Road Parking

Annexe comprises of:

- Sitting Room
- Kitchen
- Double Bedroom with Ensuite Shower Room

The Property

Upon entering the property, you will find yourself in the open-



plan kitchen and living area. This is a generously sized space enhanced by large windows on the side aspect, which fill the room with natural light. The kitchen features a sleek design with high gloss wall and base units complemented by contrasting work surfaces and wood-effect flooring. You'll find an integrated double oven, induction hob with an extractor, and a one and a half bowl inset sink with a drainer. All other appliances are also integrated. There's plenty of room for a large dining table and chairs, and sliding patio doors provide access to the outdoor patio. A door from this area also leads to a utility room complete with laundry facilities and a W/C. The sitting area offers ample space for a large sofa and storage units, and the staircase to the first floor is conveniently located here. Moving upstairs we find three double bedrooms, with the master benefitting from an ensuite bathroom with a white three piece suit comprising a bath with shower attachment, a hand wash basin in vanity unit, and W/C. Completing the upstairs accommodation is the family bathroom, which offers a bath with shower attachment, a hand wash basin in vanity unit, and W/C.

The ground floor annexe accommodation comprises a good size, light and spacious sitting room with window to the front aspect



and wall mounted electric fire. A door opens into the compact kitchen, which includes a wall cupboard and a floor cupboard with a stainless steel round bowl sink integrated into a small worktop. There is also space available for a freestanding fridge/freezer. The bedroom is a double with a window to the front aspect. A sliding door gives access to the ensuite shower room comprising a double length shower cubicle, pedestal hand wash basin and WC. This property includes the advantage of newly installed aluminium windows, as well as refurbished original sash windows on the first floor at the front of the building.

**Outside**

The main property is accessed through a door located within a large double wooden door, taking you into the courtyard area of the rear garden and a door leads into the kitchen/living area. The courtyard provides ample off-road parking, leading to a detached single garage with up and over door, power and lighting. Adjacent to the garage is a patio area, an ideal seating area accessed via the kitchen patio doors. Beyond the patio is a large, private, and fully enclosed raised lawn, bordered by walls and fencing. The one bedroom annexe is accessed via the front door directly from the public footpath.

**Location**

This charming property is conveniently located in the heart of the town within a conservation area in South Norfolk. 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 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 and Fittings**

All fixtures and fittings including curtains 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 services connected.

EPC Rating: Exempt - Grade II Listed

Local Authority  
 South Norfolk District Council  
 Tax Band: D  
 Postcode: NR14 6AH

What3Words: ///uppermost.confirms.print

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.

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

**£475,000**



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>00</sup>  
 191.9 m<sup>2</sup>  
 2065 ft<sup>2</sup>

Reduced headroom  
 3.2 m<sup>2</sup>  
 34 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

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 us on 01986 888160

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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.