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Warren View,
Loddon, Norfolk

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**MUSKER
McINTYRE**
ESTATE AGENTS

Superbly situated and immaculately presented, this detached family home sits on a quiet cul-de-sac while remaining within easy reach of the Town Centre, Schools, and many amenities Loddon offers. The property has been enjoyed and superbly maintained by the current owners for the last two decades and offers deceptively spacious accommodation boasting three bedrooms, two reception rooms, modern kitchen, generous gardens, off road parking and a garage. Viewing is essential to fully appreciate the position and standard the home offers.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Master Bedroom
- Two Further Bedrooms
- Bathroom
- Landscaped Rear Garden
- Garage
- Off Road Parking



Property

Stepping through the front door of the home, we are welcomed by the bright and spacious hallway where our stairs rise to the first floor, and a door opens to the ground floor accommodation. Set to the front of the home, we enter the sitting room where the feeling of space is enhanced by a large bay window filling the room with natural light. A glazed door opens to the dining room, allowing the two rooms to flow seamlessly when entertaining. The dining room offers a spacious second reception room where French doors open to the patio, perfect for summer entertaining and family living alike, whilst internally an archway flows open-plan into the kitchen. The kitchen has been fitted with a modern range of high-gloss wall and base units that are set against contrasting work surfaces and flooring. A fitted double oven, hob and extractor feature, whilst the sink is set below a window looking onto the rear gardens. Space is made for the fridge and washing machine and a large walk in pantry returns below the stairs. A door from here opens to the side of the property opposite the personal door into the garage. Climbing the stairs, we step onto the landing where a large window again fills the space with natural light. Set to the rear we find the first of the double bedrooms enjoying a full wall of fitted wardrobes. Adjacent, the bathroom offers a white suite comprising a bath with shower above, wash basin and w/c. Set to the front, we find the generous single bedroom whilst the master bedroom completes the accommodation and again offers a full wall of fitted wardrobes.







Outside

Approaching the property off this quiet cul-de-sac, we are welcomed by the driveway that provides off-road parking and leads to the detached garage. A gate opens to the rear gardens whilst a path passes the hard landscaped front gardens and leads to the front door. Planted beds and standing planters bring colour to this low-maintenance space. At the rear, the plot enjoys the utmost privacy with bungalows neighbouring the rear boundary. From the dining room patio doors step out to a superb summer entertaining space laid to paving and framed with an array of colour from the rockery bed that sits adjacent to the pond. A path from here returns to the entrance gate and leads us to the foot of the garden, passing the lawns which are again framed with colour in various low-lying flower beds. Fencing encloses the space and a large timber workshop and garden shed are in situ.

Location

The house is well positioned in a quiet cul-de-sac, just a short walk into the centre of Loddon providing easy access to a wide range of local amenities, including schools, nurseries, shops, a post office, churches, a doctors' surgery, a dentist, a library, and a veterinary surgery. The town also features three pubs, a butcher, a café, and various takeaway options. For outdoor enthusiasts, there is access to the Broads Network via Loddon Staithe and the River Chet, offering several scenic walking routes. The property is also within easy reach of the market towns of Beccles and Bungay, which provide a broader selection of services. Additionally, the Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline train link to London Liverpool Street (1hr 51mins). The heritage coastline of Suffolk, including the beaches of Southwold and Walberswick, is located about 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 water, electric and drainage.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6ER

What3Words: ///engineers.soaks.subsystem

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: £320,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

Halesworth 01986 888205

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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.



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