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Filbert Road,
Loddon, Norfolk

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Situated on this popular residential estate, offering great access for the Town, River Chet, local Schools and amenities. This superbly appointed two double bedroom, two reception room, detached bungalow enjoys an exceptional corner plot enjoying ample off road parking and a garage whilst at the rear the walled garden is a superb size and enjoys the southerly aspect. The bungalow offers immaculately presented accommodation throughout. Offered with no chain, this is a must see.

Accommodation comprises briefly:

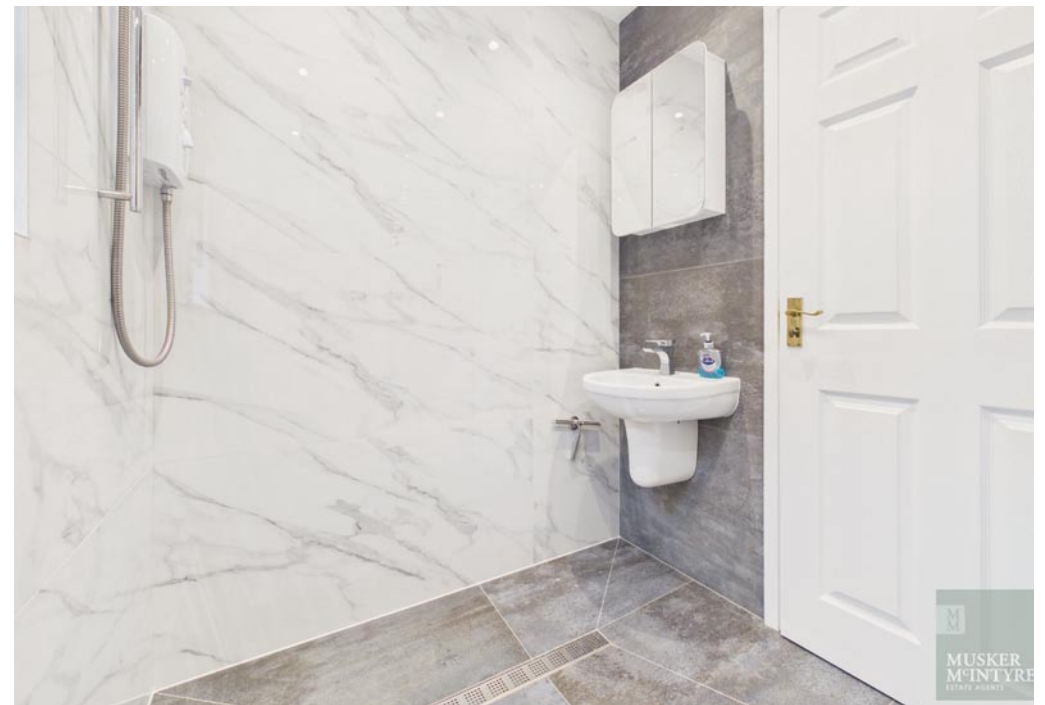
- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Cloakroom
- Two Generous Bedrooms
- Attractive Wet Room
- Delightful Front & Rear Gardens
- Garage & Off Road Parking



Property

Stepping through the front door of this spacious bungalow we are welcomed by the generous entrance hall where doors lead to all of the accommodation with the bedrooms and living spaces perfectly appointed to offer privacy to the sleeping areas. Directly ahead on entering, we find the cloakroom where a w/c and wash basin are found, adjacent we step into the kitchen/breakfast room. This generous room is fitted with a modern range of white gloss units and set against contrasting worksurfaces with the sink inset, enjoying a view over the gardens from a large window. A superb breakfast bar offers space for informal dining or enjoying a morning coffee. Space is made for the appliances whilst a fitted oven, hob and extractor feature. A door opens from the kitchen into the rear lobby which leads out to the patio and internally leads into the garage. Back in the hall we find the sitting room enjoying a view over the main garden space at the rear. Patio doors open to the garden and fill the room with natural light whilst a red brick fireplace provides a cosy focal point to the room. An arch leads from here into the dining room, allowing the two rooms to flow open plan, ideal for entertaining and family life alike. A window in the dining room looks onto the side aspect. Stepping to the front of the property the hallway leads us to the wet room, this ultra-modern space mixes a range of slate-effect tiles and shower wall to create a delightful contrast. A wall-mounted shower, wash basin, w/c and heated towel rail complete the room. Next door the second bedroom enjoys a window looking onto the frontage whilst adjacent the impressive master bedroom boasts a large bay window that fills the room with light, an extensive range of fitted wardrobes offer uncompromised storage. This completes the accommodation.







Outside

The property is approached via a generous brickweave driveway that offers ample parking and leads to the garage where an up and over door opens for vehicular access, whilst at the rear a personal door opens to the lobby which links to the kitchen and opens to the garden. The drive continues to the front door and a gate beside the garage leads to the rear. The front garden is laid to lawn and planted with a variety of shrubs whilst stone border beds fill the frontage with colour. At the rear, doors lead from the lobby and living room onto the impressive patio, which makes the most of the southerly aspect. The garden itself is laid to lawn and framed with an attractive brick wall. A variety of low set beds are filled with trees and shrubs and a water feature offers a focal point to the garden.

Location

The property is superbly positioned in this popular and quiet residential area, in central Loddon which is a very popular South Norfolk Town 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. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

All mains services connected. Gas fired central heating and hot water.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6LW

What3Words: ///pressing.dislikes.view

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: £325,000



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

Halesworth 01986 888205

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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