

Reeds Way,
Loddon, Norfolk

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Located on Reeds Way, a popular, modern housing development close to the centre of Loddon, we are delighted to offer this deceptively spacious four bedroom family home. Owned from new by our current vendor the property is immaculately presented and boasts a generous corner plot that offers ample parking, garage and delightful hard landscaped rear gardens. Internally we find four spacious bedrooms, en-suite to master and family bathroom whilst downstairs the impressive central entrance hall leads into a open-plan kitchen/dining room, and sitting room. A utility room and cloakroom complete the accommodation.



Accommodation comprises briefly:

- Impressive Entrance Hallway • Cloakroom
- Sitting Room • Kitchen/Dining Room
- Utility Room • Four Generous Bedrooms
- En-Suite to Master • Bathroom
- Attractive Gardens • Desirable Plot
- Garage & Ample Off-Road Parking

Property

Stepping up to the front door of this immaculate family home the exceptional standard is instantly apparent, pushing open the door we enter via the large reception hall, central to the home and filled with natural light as found throughout the property. Karndean flooring lines the hallway and flows through the kitchen/diner, utility and cloakroom. The dog leg staircase rise over a handy storage cupboard and a door opens to the cloakroom, whilst on the right we find the sitting room and on our left we enter the kitchen/dining room. The sitting room spans the depth of the house and enjoys a large window to the front aspect and french doors that open to the garden. The room approaches 20.ft offering a superb space for family living and entertaining alike. Across the hall we enter the kitchen/dining room which mirrors the space in the sitting room and offers room for formal dining, a spot for a morning coffee and ample working space. A modern range of wall and base units line the kitchen offering an integrated double oven, hob and extractor along with a fitted dishwasher and fridge/freezer. The sink sits below a window looking to the rear gardens whilst a large window fills the dining area with natural light. The kitchen leads us into the utility area where further fitted units give home to the laundry appliances and a door leads out to the gardens. Back in the hall we climb the stairs to the impressive first floor landing. On our right we find the first two bedrooms, one exceptional double set to the rear and enjoying fitted wardrobes whilst set to the front a second, smaller double room that currently serves as a home office. The family bathroom sits centrally to the landing and offers a modern white suite that boasts a bath with shower and screen above, w/c and wash basin set in a vanity unit. Passing the bathroom we find a large storage cupboard on our right. Set to the front of the property we find a further smaller double bedroom which currently serves as a superb dressing room whilst at the rear the impressive master suite enjoys a view of the rear gardens and its own superbly proportioned en-suite shower room which is finished to the excellent standard found throughout the home.























Outside

The house sits on a generous corner plot at the head of the development with an attractive frontage decorated with a slate laid garden and framed with wrought iron fencing and low maintenance bushes. To the left of the house we enter the generous parking area which leads to the garage where an electric roller door provides vehicular access. Off the drive we find a storage area perfect for the bins and a gate opens to the rear. At the rear the stunning garden is hard landscaped for ease of maintenance whilst the design brings colour and variety into the space. From the french doors in the sitting room and rear door from the utility we step out to first level of generous patio which continues to provide a path the side entrance of the garage. The second raised patio area offers a superb space and is framed with an attractive raised flower bed.

Location

Reeds Way is a short walk from the centre of Loddon, which is a very popular South Norfolk Town providing schools, nurseries, shops, a Post Office, Churches, medical centre, 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. The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approximately 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 electric, water and drainage.
Maintenance Service Charge: £105 per annum

Energy Rating: TBA

Local Authority:
South Norfolk Council
Tax Band: C
Postcode: NR14 6FE

What3Words: ///stick.supplied.refrained

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: £360,000



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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