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Hawthorne Close,
Loddon, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS

Loddon Town & River Chet - walking distance

Norwich - 10.6 miles

Beccles - 8.1 miles

Southwold & The Coast - 20 miles

Situated on this rarely available road offering great access for the Town, River Chet, local Schools and amenities. This generous three bedroom, two reception room, detached bungalow enjoys an exceptional south facing plot offering views of the green, ample gardens, off road parking and a garage. The bungalow offers superbly appointed well presented accommodation. Offered with no chain, this is a must see.

Accommodation comprises briefly:

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Cloakroom
- Three Generous Bedrooms
- Family Bathroom
- 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 main rooms with the bedrooms and living spaces perfectly separated providing privacy to the design. On our right we pass the generous cloakroom where a w/c and wash basin are found whilst adjacent we step into the kitchen. A good sized and superbly laid out working space that enjoys a view to the front and the green space beyond. A range of wooden fronted wall and base units line the space and are set against contrasting work surfaces. Space is made for the appliances whilst a fitted oven, hob and extractor feature. The kitchen flows seamlessly into the dining room, ideal for family living and entertaining alike. The dining room offers a generous and bright space enjoying windows to two garden aspects and a door opening to the same. A utility area features, hiding the laundry appliances and gas boiler. Back in the hall we find the sitting room enjoying a view over the main garden space. Patio doors open to the garden and fill the space with natural light whilst a red brick fireplace provides a cosy focal point to the room. Stepping to the left of the hall way we find the shower room room set to the front and comprising a walk in shower, wash basin and w/c set against attractive tiled splash backs. Next door the second bedroom enjoys a feature bay window looking onto the frontage. At the rear bedroom three offers a surprisingly good sized 'L' shape room looking onto the garden whilst the main bedroom completes the accommodation and offers an ample double room with a wall of fitted wardrobes. A window again enjoys the garden view to the rear.









Outside

The property is approached via an extensive brickweave driveway that sweeps the front of the plot and offers ample parking and turning space and leads to the garage where an electric up and over door opens for vehicular access, whilst at the side a personal door opens to the garden. A path passes the front lawns, taking in the open view of the green and leads to the storm porch where we enter via the front door. The front garden is laid to lawn which flows to the green adding to the feeling of space. Gates to both sides open to the south facing rear garden where we find an area of patio leading from the sitting room whilst a door from the dining room also leads out. The garden itself is fully enclosed and laid to lawn whilst a shrub and rose garden provide a delightful walk through space.

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 6UX

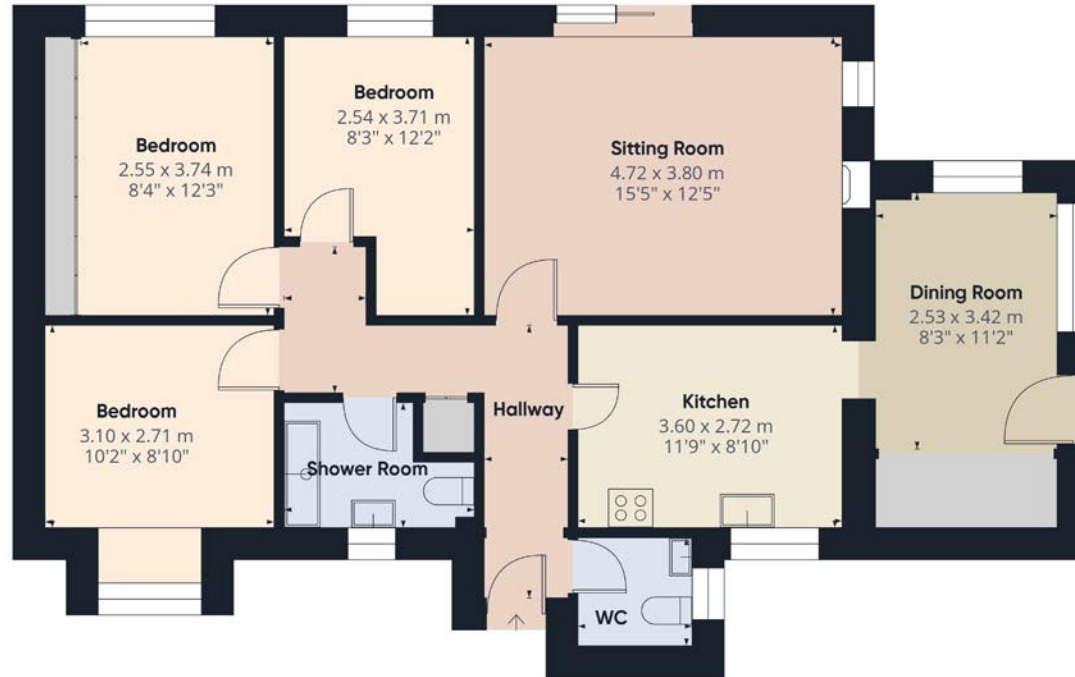
Tenure

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: £335,000



Approximate total area⁽¹⁾
81.2 m²
873 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Bungay 01986 888160

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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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