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FOR SALE
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Loddon Road,
Norton Subcourse, Norfolk

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ESTATE AGENTS

A superb opportunity to purchase this attractive three bedroom semi-detached cottage situated on a double width plot extending to 0.2 Acre (stms). The property would ideally lend itself to an extension (stpp) whilst in its current form offers comfortable living with two reception rooms and three bedrooms. Outside the generous frontage offers off road parking and takes in the opens field views whilst to the side and rear we find a generous enclosed garden space. At the rear a gate leads to an additional space which over looks the paddocks behind. Viewing is essential to appreciate the space and location on offer.

Accommodation comprises briefly:

- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- External Utility & Store Room
- Main bedroom
- Two Further Bedrooms
- Ample Parking & Frontage
- Generous Side & Rear Gardens
- Super Village location

Property

Entering the property via the front door we are welcomed by the sitting room. This cosy room offers a feature fire place and a large window looking over the frontage and open fields. Stepping through the small lobby we pass the stairs and find the dining room, the hub of the home this generous room offers space for family dining table and soft furnishings perfect for family life and entertaining. A large understairs cupboard is found and an open fire provides a focal point to the room. At the rear we enter the kitchen, dual aspect windows look over the gardens and a range of fitted units offer ample storage and working space. A door to the rear opens to the hall which in-turn leads to outside and the family bathroom. The bathroom offers a fitted white suite and a built in cupboard housing the hot water tank. Climbing the stairs we arrive on the landing. Doors open to all three bedrooms. At the rear we find a comfortable double and a single bedroom. Both rooms enjoy a view of the garden and paddocks beyond. The double room also benefits from a large over stairs store cupboard. Completing the accommodation the main bedroom is set to the front. Two windows fill the room with light and enjoy the open views whilst an original fireplace features.









Outside

The property occupies a double width plot which extends to 0.20 Acre (stms). From Loddon Road we approach the property via the driveway which opens to the extensive front garden where we take in the view of the open fields and St. Marys Church. Double gates provide vehicular access to the rear where we find additional space to park upward of 4 vehicles to the side of the property. At the rear the generous garden leads from the rear hall, a covered patio opens to utility/store room and the lawn where we find two timber sheds in place. The garden is fully enclosed by fencing whilst at the rear a gate opens to a further section of garden which overlooks the paddocks on the rear boundary.

Location

The property is set on Loddon Road in the village of Norton Subcourse which joins the next village of Thurlton, together they provide a number of useful amenities such as The Queens Head pub, community shop, Village Hall, Primary School, Churches, buses to Beccles and Norwich (via Loddon) and an active village community. A short distance drive is Beccles which has a full range of supermarkets, restaurants, schools, train station (links to London via Ipswich) and sporting facilities. Loddon is also nearby and the house is within the catchment area for Hobart High School.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric heating. All mains connected.

Energy Rating: TBA

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6RT

Tenure

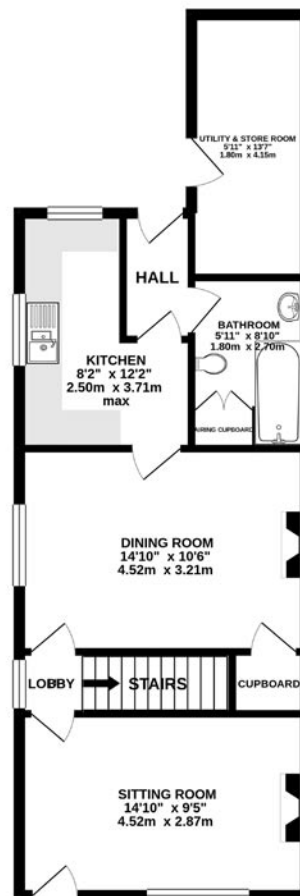
Vacant possession of the freehold will be given upon completion.

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: £275,000

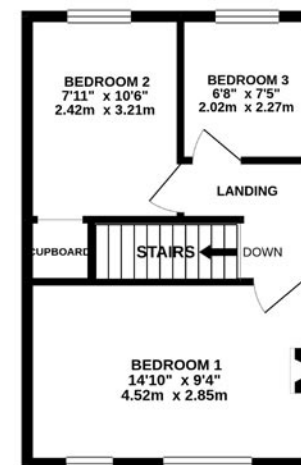
GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Diss	01379 644822
Norwich	01603 859343
Harleston	01379 882535
Beccles	01502 710180
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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