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The Laurels,
Claxton, Norfolk

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MUSKER
McINTYRE
ESTATE AGENTS

Loddon – 4.8 Miles
Norwich – 9.9 Miles
Beccles – 11.9 Miles

CHAIN FREE - An opportunity to acquire this spacious 3 bedroom detached bungalow offering huge potential for extending/re-configuring or scope for further improvement (Subject to planning). Outside there is a large rear garden, detached garage and workshop with ample off road parking, located in Claxton village, South of Norwich.

Accommodation comprises briefly:

- Entrance porch and hallway
- Spacious sitting/dining room
- Kitchen/Breakfast room
- Cloakroom
- Family bathroom
- Three double bedrooms
- Conservatory
- Gardens front and rear
- Detached garage & workshop
- Ample off road parking & driveway



Property

Stepping under the storm porch and through the front door you find yourself in the hallway, linking to all the rooms of the property. Immediately to your right a door leads into the generous sitting/dining room, with open fireplace at it's core and views out over the rear garden via a patio door. The kitchen/ breakfast room is also of a good size; offering ample worktop space and storage units to one end, and space for a small table and chairs at the other. From here, a conservatory leads out to the garden, providing another pleasant spot to enjoy the sun. The bungalow offers three bedrooms, all of which are double rooms, and the first and second bedrooms also benefit from built-in storage cupboards. Lastly, facilities are supplied by a main bathroom with bathtub, toilet, bidet and wash basin, and a separate WC with shower cubicle.



Outside

The property sits centrally in its spacious plot of grounds. A long gravel driveway leads up along the generous frontage to the garage and parking to the left of the bungalow. The front garden is laid neatly to lawn, with hedgerow to the right-hand boundary. A five-bar gate between the property and garage gives vehicular access to the rear garden if required. The rear garden is also laid mostly to grass, with an area of paved patio running along the back of the property and under the fixed gazebo area. The borders are lined with well established plant beds, and behind the garage a timber shed and greenhouse can be found. The garage/workshop is fitted with power and light and is a fantastic size.

Location

The bungalow is situated in a lovely village position approximately 1.5 miles distance of the village of Rockland St Mary, with its Post Office, Surgery, Public House, and is a short drive from the villages of Bergh Apton, Thurton and Loddon which is a very popular town. Loddon provides many amenities including Hobart High school, schools, nurseries, shops, Post Office, Churches, doctors' surgery, dentist, library, pubs and access to the Broads network. Framingham Earl High School and Alington Schools are nearby. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 54mi)

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

Oil fired central heating and hot water.
Mains electricity. Private septic tank.
Energy Rating: E

Local Authority:

South Norfolk Council
Tax Band: D
Postcode: NR14 7AS

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.

Offers in Excess of £425,000

****CHAIN FREE****

GROUND FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 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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To arrange a viewing, please call 01508 521110

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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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