



3 The Loke
Dereham Road | Norwich | Norfolk | NR5 8QG

FINE & COUNTRY

ELEVATED LIVING



This extended property in an elevated position is tucked away on a private road with no road noise, yet only 5 minutes drive from the city centre.

It provides a holiday vibe with the beautiful, heated pool and walled patio area, so you and your family can enjoy plenty of relaxation time.

This is most certainly city living at its best!



KEY FEATURES

- A Detached Family House in a Tucked Away Location on a Private Road in Norwich
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room with Separate Utility
- Two Reception Rooms and a Ground Floor WC
- Heated Outdoor Pool with Walled Patio Area
- Integral Double Garage and Plenty of Parking
- The Accommodation extends to 2,223sq.ft
- Energy Rating: C

Five minutes drive into Norwich, yet tucked away on a quiet lane, 3 The Loke offers city living at its absolute best. Ideal for family life or entertaining friends, this home has been extensively extended and modernised to offer contemporary style, heated outdoor pool, calm peaceful gardens, immaculate interiors and ample space for all. Connectivity is key here too with access to transport links so easy.

The Holiday Vibe

This house has always been jam packed with family and friends – the owners had many parties all through the year – summer BBQs on the stylish tiled suntrap patio, then cooling off in the heated pool, eventually relaxing in the sitting room where the bi-folds allow you to still feel the warm air from outside as if you are on holiday. The pool is so cleverly designed with a wall around it to provide shelter and also keep little ones away when needed. The annual Halloween party was always a big hit with friends gathering in the kitchen then sprawling out to the breakfast room and with a huge dining room and sitting room everyone has space to socialise. The house has always been full to the brim with an atmosphere of friendship.

Contemporary Living

The hub of the home is always the kitchen and this one does not disappoint – sleek and modern yet still an inviting space with integral appliances and large gas hob. Leading straight from the kitchen is the breakfast room with comfy sofas to chat to the cook from and then a dining area right by the bifold doors overlooking the patio and gardens. The separate dining room has space for a large table allowing formal dining if desired too. The beautiful wooden flooring makes this an easy house to maintain, important with family life or a busy social calendar. The home is heated by gas, but has an air source pump heated outdoor pool and skirting heating in the expansive sitting room affording flexibility and affordability in how you like to heat the house.





KEY FEATURES

Exploring Upstairs

The four spacious bedrooms and two oh so stylish bathrooms with gorgeous shower board wall, again easy to maintain, allow plenty of room for all the family. The integral garage could offer flexibility to convert to a downstairs bedroom for multi generational living or a games room or even a gym, subject to planning of course.

Well Connected

The current owner was attracted to property by its location – its elevated position tucked away on a private road makes it so quiet, with no road noise and you would never believe the city centre is just five minutes drive away. Children can walk to school or college and adults can walk to work plus with a Co-Op store with post office so close by you'll never worry about those last minute groceries. Accessibility to the two universities, the hospital and train station for great transport links to London Liverpool Street plus Norwich International airport just 5 miles away, add to the benefits of this city home. 3 The Loke offers convenience -not just in an easy to look after home, but for access to school, work and the wealth of leisure activities that the cathedral city of Norwich has to offer.

























INFORMATION



On The Doorstep

The Loke is within walking distance of the city centre, which has a vast range of amenities including public houses, cafes and takeaways, restaurants, cinemas, theatres, newsagents and banks. As well as two shopping malls and numerous shops and boutiques as well as Norwich Market, which is an attractive and vibrant mix of food, crafts, flowers, services and much more. It is one of the oldest and largest outdoor markets in the country. There are numerous supermarkets nearby including Lidl, Aldi and Asda as well as a retail park situated on Longwater Lane which includes The Range, Next, M&S Food, Sainsburys and Pets at Home as well as several restaurants and a gym.

How Far Is It To?

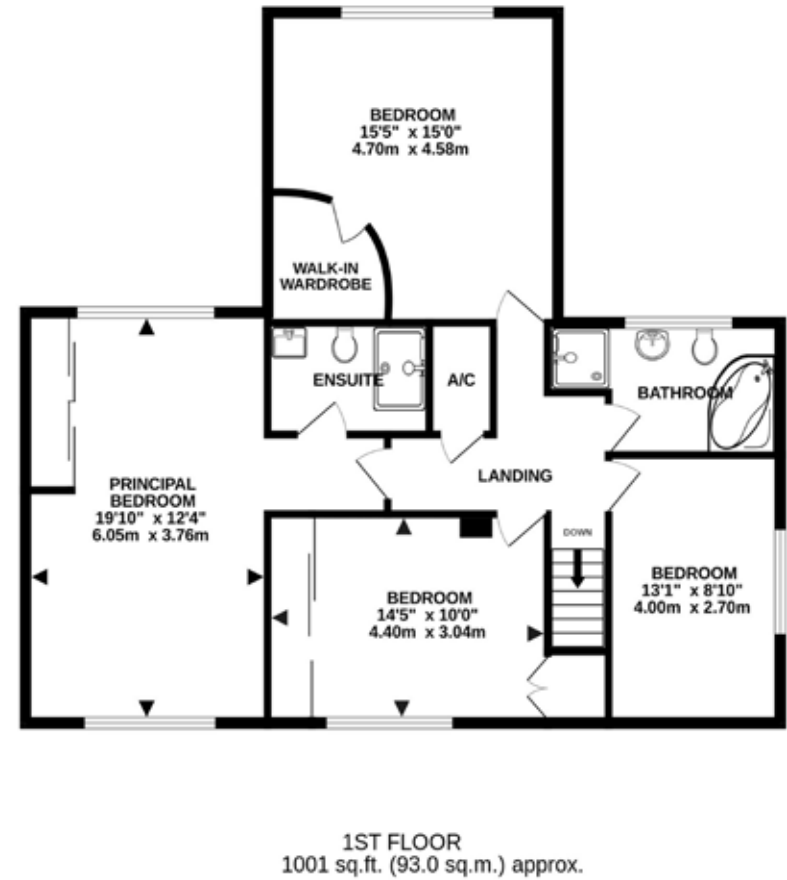
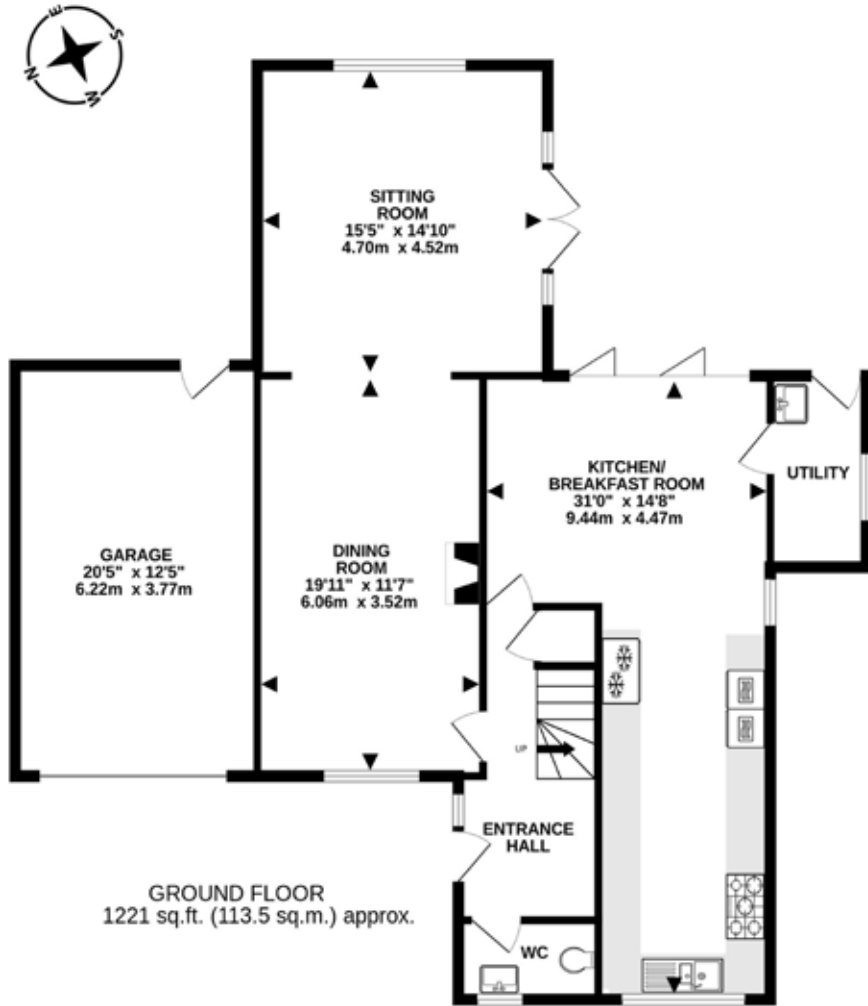
Within such close proximity to Norwich city centre there is a large array of cultural and leisure facilities nearby. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the Dereham Road/A1074. At the roundabout take the second exit to stay on Dereham Road. Take the second turning on the left hand side to stay on Dereham Road and the property will be found on the left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Swimming Pool Heated by Air Source Heat Pump
Broadband Available - vendors use TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Norwich City Council - Council Tax Band D
Freehold



TOTAL FLOOR AREA : 2223 sq.ft. (206.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

