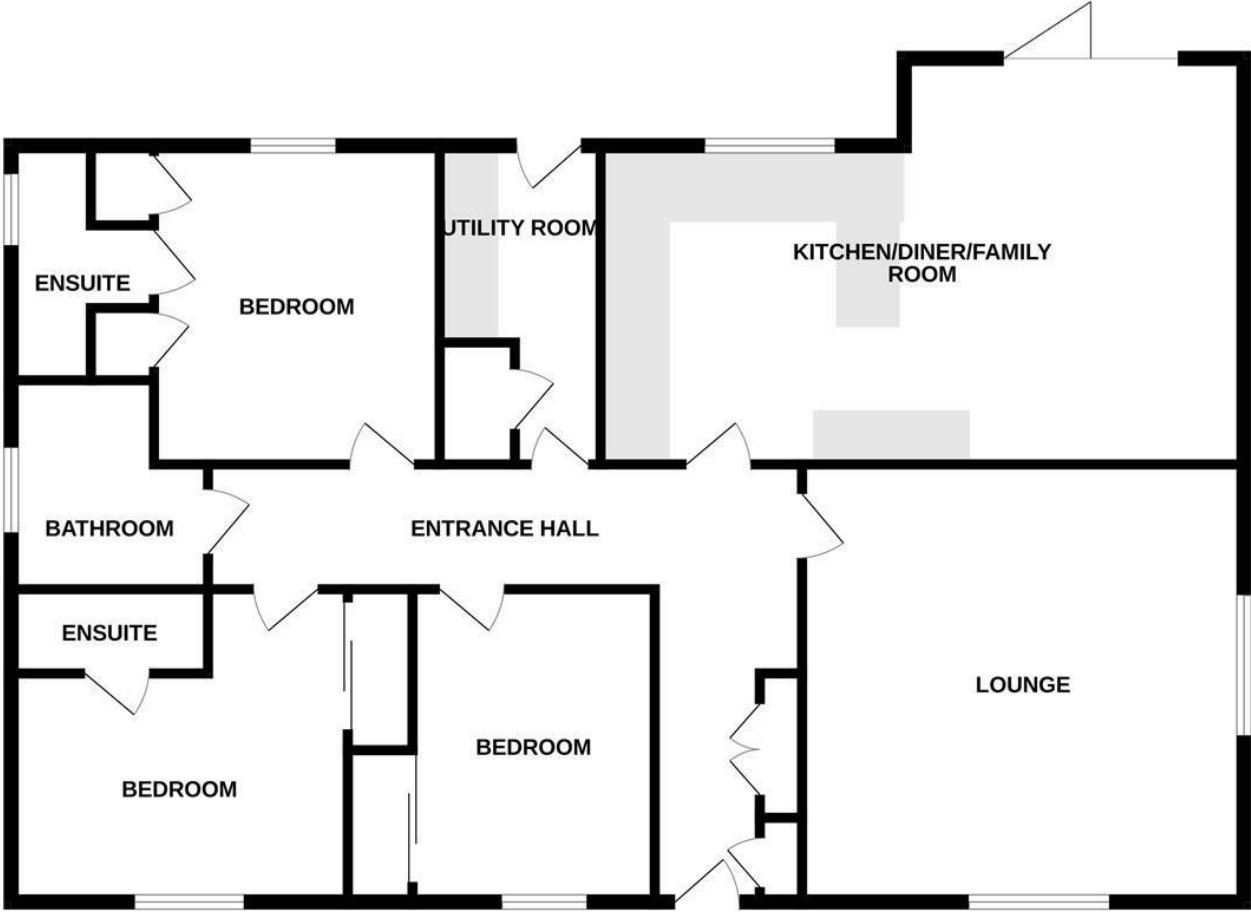


GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>  
01603764444



4 Holly Close | Loddon | Norwich | NR14 6GE

£650,000

A rare opportunity to acquire a truly stunning Georgian-inspired residence with no onward chain. This exquisite, recently constructed single-storey detached home combines timeless architecture with luxurious modern living, all set within the highly sought-after and tranquil St. Georges Park.

From the moment you arrive, the property's grand proportions and exceptional kerb appeal set the tone. Positioned on a generous, private plot, it offers extensive off-road parking and an oversized detached double garage—ideal for multi-vehicle households or those seeking additional storage.

Step inside and prepare to be captivated. A wide, elegant entrance hall with tall ceilings measuring at 9'3 and large sash windows floods the home with natural light. The centrepiece is the magnificent 25ft open-plan kitchen/dining/family room, complete with bi-fold doors that lead to the garden terrace. The kitchen features granite worktops, a double oven, induction hob, integrated tall fridge and freezer, bespoke larder cupboard, and a central peninsula island with breakfast bar. A separate utility room enhances the practicality of the space.

The 17ft x 16ft sitting room boasts a dual-aspect outlook and a contemporary wood burner—perfect for cosy evenings. Three generous double bedrooms all include stylish built-in wardrobes. Two enjoy luxurious en-suite shower rooms, while the third is served by a pristine family bathroom. Ample storage is integrated throughout.

Outside, the enclosed rear garden offers a private, sun-soaked haven. The newly laid terrace is ideal for alfresco dining, while the expansive lawn provides space to relax or entertain.

Immaculately presented and finished to an exceptional specification throughout, this unique residence offers single-level living at its very finest.



#### Location

Loddon is a popular market town with schools for all age groups, local shopping facilities, public houses, churches and eateries. Loddon also offers access to county walks, the North Norfolk coast and the Norfolk Broads.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, kitchen, utility room, three bedrooms and bathroom.

#### Lounge 17'1" x 16'7"

Two double glazed windows, two radiators, wood burner.



#### Kitchen/Diner/Family Room 24'11" x 15'9"

`Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, bi-fold patio doors, radiator.



#### Utility Room 12'6" x 6'3"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, radiator, door to side.

#### Bedroom One 12'6" x 10'10"

Double glazed window, radiator, built in wardrobes.



#### En-Suite 9'1" x 5'7"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

#### Bedroom Two 12'11" x 12'2"

Double glazed window, radiator, built in wardrobes.



#### En-Suite 8'3" x 2'11"

Shower cubicle, low level WC, hand wash basin, frosted double glazed window.

#### Bedroom Three 12'2" x 9'6"

Double glazed window, radiator, built in wardrobes.



#### Bathroom 8'3" x 6'6"

Panelled bath with shower over, low level WC, hand wash basin, frosted double glazed window.



#### Outside Front

Lawned garden and large sweeping driveway providing ample off road parking for 10 cars leading to a detached double garage.

#### Outside Rear

Patio seating area leading to large lawned garden, enclosed by timber fencing with side gate access.



#### Local Authority

South Norfolk District Council, Tax Band E.

#### Tenure

Freehold

Estate fee of £216.81pa payable

#### Utilities

Mains gas, water and electric.