

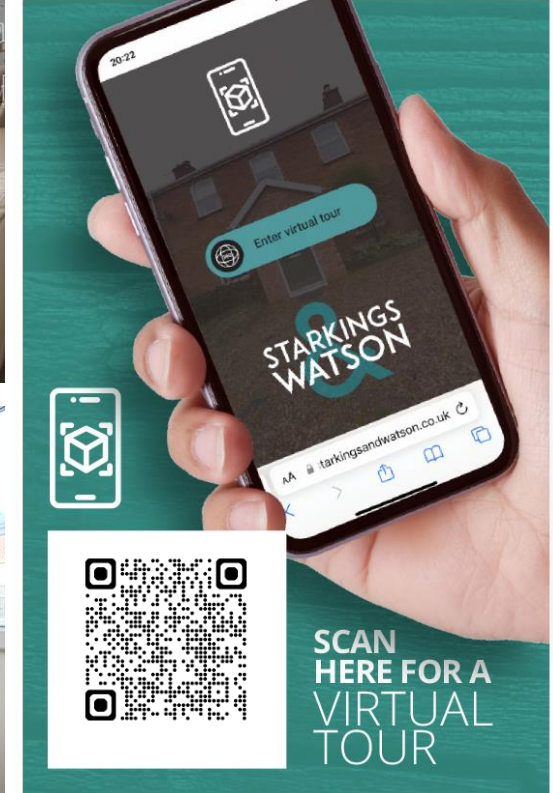
GUNTON ROAD

**Loddon, Norwich NR14 6DP**

Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY  
**TO LET**



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**STARKINGS  
&  
WATSON**

- Immaculately Presented
- Sitting/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Two Double Bedrooms
- Modern Family Bathroom
- Adjoining Garage
- Low Maintenance Gardens

This IMMACULATE semi-detached home is located within the popular SOUTH NORFOLK LOCATION of LODDON. Close to the A146 and EXCELLENT BUS LINKS, the property is finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING. A low maintenance frontage leads to the DRIVEWAY and GARAGE with electric roller door, with the accommodation comprising a 15' SITTING ROOM, modern fitted kitchen, CONSERVATORY and integral access to the garage. The first floor offers TWO DOUBLE BEDROOMS and the modern family bathroom. To the rear, the garden is LOW MAINTENANCE with PATIO and ARTIFICIAL LAWN!

#### LOCATION

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6DP), but to help you...Heading from Norwich on the A146, turn left onto High

Bungay Road, and left onto Gunton Road, where the property can be found on the right hand side, indicated by our To Let board.

The property is approached via a hard-standing driveway providing off-road parking with access leading to the main property and adjoining single garage.

uPVC obscure double glazed entrance door to:

#### SITTING ROOM

15' 10" x 12' 7" (4.83m x 3.84m) Central electric flame effect fire set within decorative surround and marble hearth, fitted carpet, radiator, uPVC double glazed window to front, stairs to first floor landing, television and telephone point, dado rail, coved ceiling, door to:

#### KITCHEN

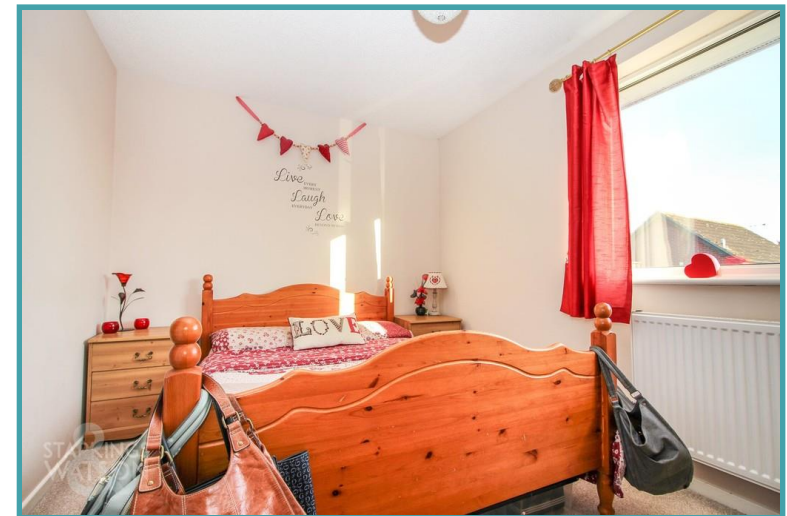
12' 7" x 7' 4" (3.84m x 2.24m) Modern fitted range of wall and base level units with complimentary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash-backs, inset electric ceramic hob and built-in electric oven with extractor fan over, tiled flooring, space for fridge/freezer and washing machine, uPVC double glazed window to rear, radiator, smooth ceiling, uPVC double glazed door to:

#### CONSERVATORY

12' 7" x 9' 6" (3.84m x 2.9m) Of brick and uPVC construction with uPVC double glazed window to rear, uPVC double glazed French doors to rear, tiled flooring, radiator, vaulted ceiling, television point, door to garage.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, loft access hatch, doors to:



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#### DOUBLE BEDROOM

12' 8" x 8' 4" (3.86m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, television point.

#### FAMILY BATHROOM

Modern white three piece suite comprising low level W.C., hand-wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash-backs, vinyl flooring, radiator, uPVC obscure double glazed window to side, smooth coved ceiling with extractor fan.

#### DOUBLE BEDROOM

12' 7" x 7' 5" Max. (3.84m x 2.26m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, built-in storage cupboard.

#### OUTSIDE REAR

Leading from the conservatory is a fully enclosed landscaped rear garden with raised timber decked patio and further hard-standing patio providing the perfect space for entertaining and alfresco dining. A raised flowerbed can be found whilst the garden is enclosed with timber fenced borders and a further grass effect area be found which requires no maintenance.

#### GARAGE

16' 1" x 8' 10" (4.9m x 2.69m) Electric roller door to front, window to rear, door to conservatory, wall mounted gas fired central heating boiler, storage above, power and light.

#### BRICK BUILT STORAGE SHED

To the front of the property a brick built storage shed can be found enclosing the metres for the property.

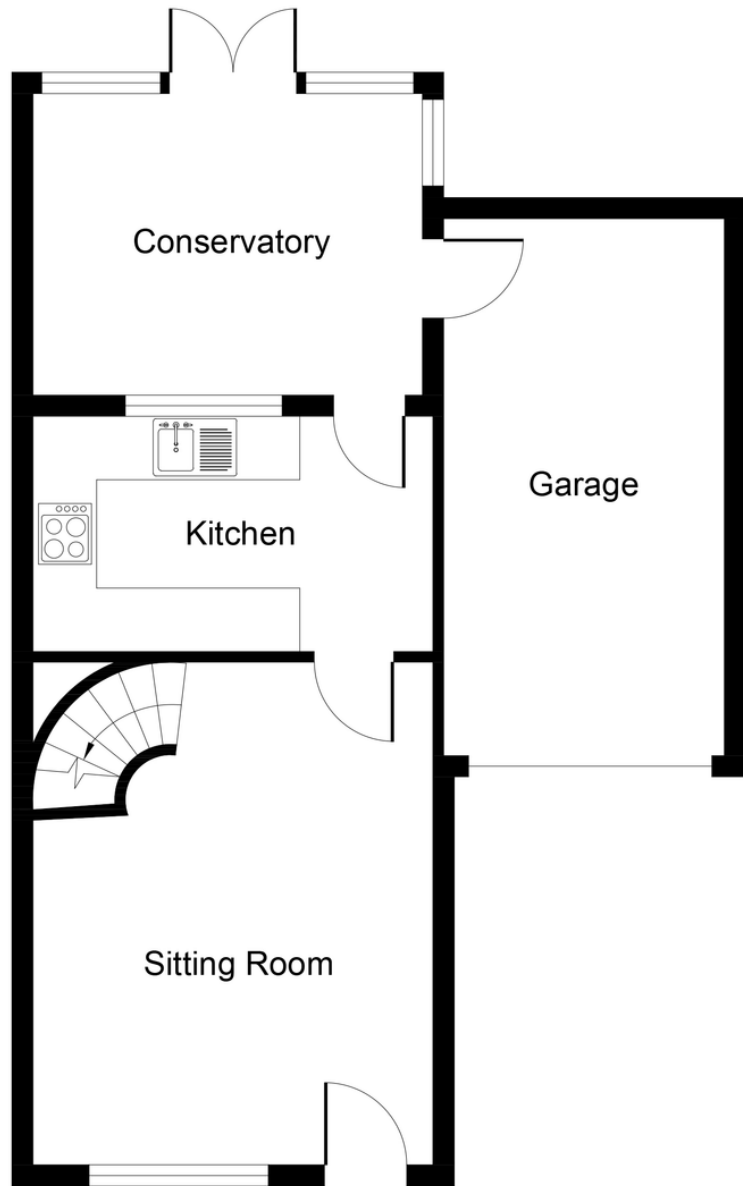
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



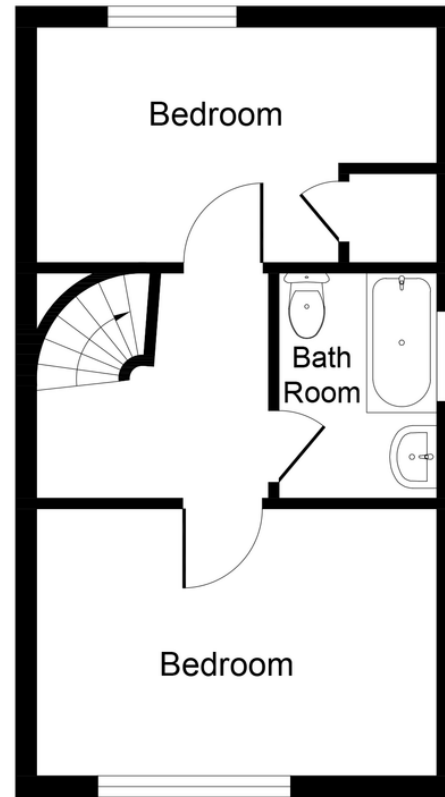
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**STARKINGS  
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WATSON**

**Ground Floor  
Approximate Floor Area  
579 sq.ft**



**First Floor  
Approximate Floor Area  
296 sq.ft**