

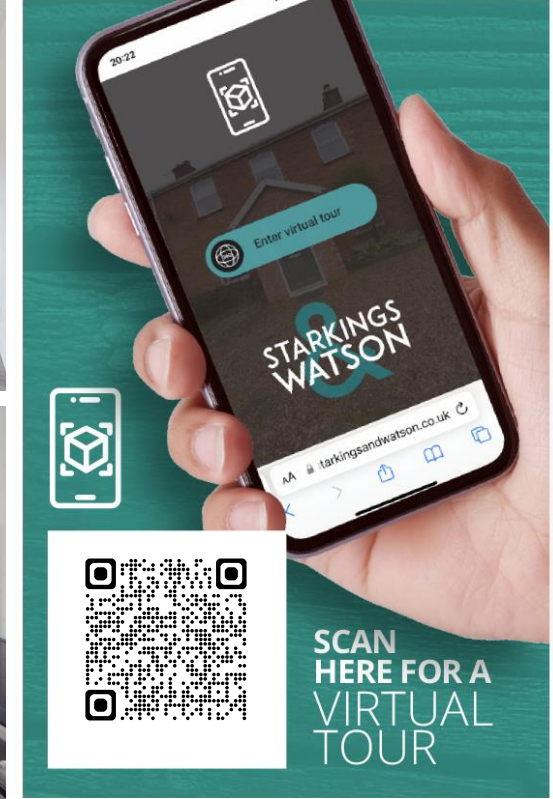
CANNELL ROAD

Loddon, Norwich NR14 6DW

Energy Efficiency Rating : E

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

PROPERTY
TO LET



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



**STARKINGS
WATSON**

- Cluster Home
- Close to A146 & Village Amenities
- Residents Parking
- Communal Gardens
- Open Plan Sitting/Dining Room
- Modern Fitted Kitchen
- One Double Bedroom
- Family Bathroom

IN SUMMARY

This WELL KEPT ONE BEDROOM CLUSTER HOME enjoys a GREEN OUTLOOK with communal gardens and RESIDENTS PARKING. With uPVC DOUBLE GLAZING and electric heating, the property is light and bright, with an external brick built cupboard. The accommodation comprises an OPEN PLAN SITTING/DINING ROOM, with an OPEN PLAN KITCHEN including STORAGE and space for white goods. The FIRST FLOOR leads to a DUAL ASPECT DOUBLE BEDROOM and family bathroom. The front garden is lawned, whilst the communal space offers an exterior drying area.

SETTING THE SCENE

Accessed via the communal car park, a footpath leads to a lawned front garden, with low level hedging to the front.

THE GRAND TOUR

Stepping inside, wood effect flooring runs underfoot for ease of maintenance, with this open plan sitting/dining room being complete with twin uPVC

double glazed windows to front and side, and spiral stairs leading to the first floor landing. The kitchen leads off to one corner, with a modern re-fitted range of wall and base level units, tiled splash backs, and space for appliances including electric oven, fridge and washing machine. Heading upstairs, the landing leads to the double bedroom with twin uPVC double glazed windows to front and side, offering a light and bright feel. along with an airing cupboard and built-in open fronted double wardrobe. The adjacent family bathroom leads off with a three piece suite, storage under the sink and tile splashbacks.

THE GREAT OUTDOORS

Communal lawned gardens can be found opposite, including open clothes drying area to one corner.

OUT & ABOUT

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 marketplace 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.

FIND US

Postcode : NR14 6DW

What3Words : ///detonated.nozzle.reheat



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Approximate total area¹⁾
374.15 ft²
34.76 m²
Reduced headroom
27.23 ft²
2.53 m²

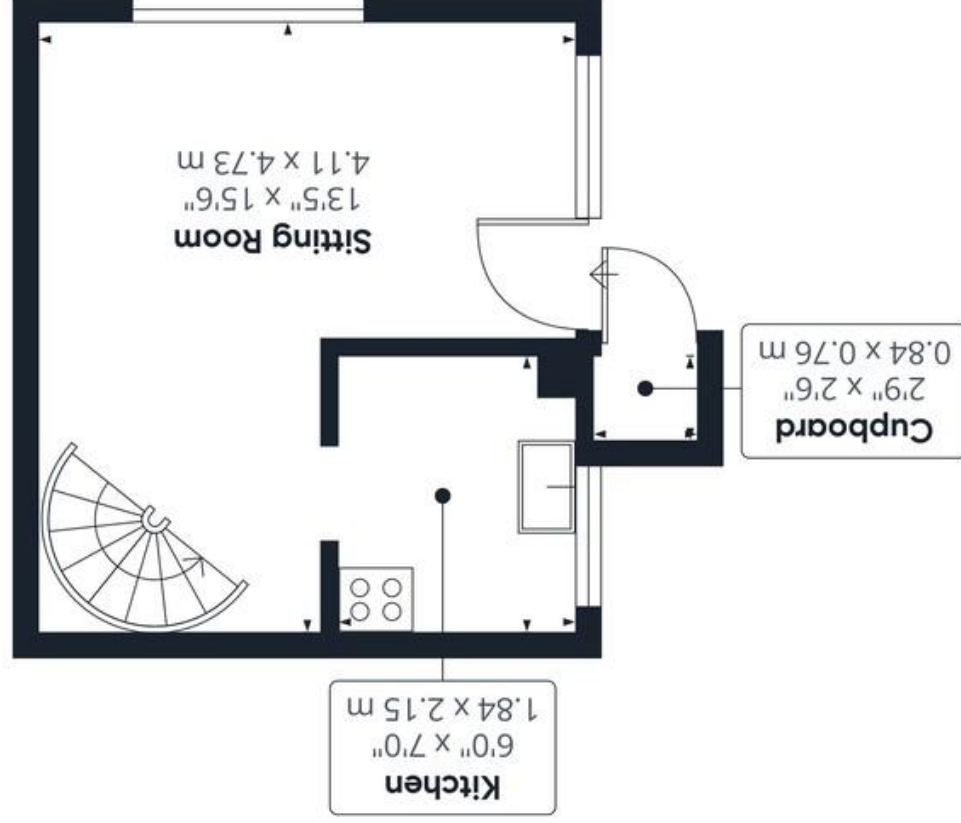
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

Ground Floor



Floor 1

