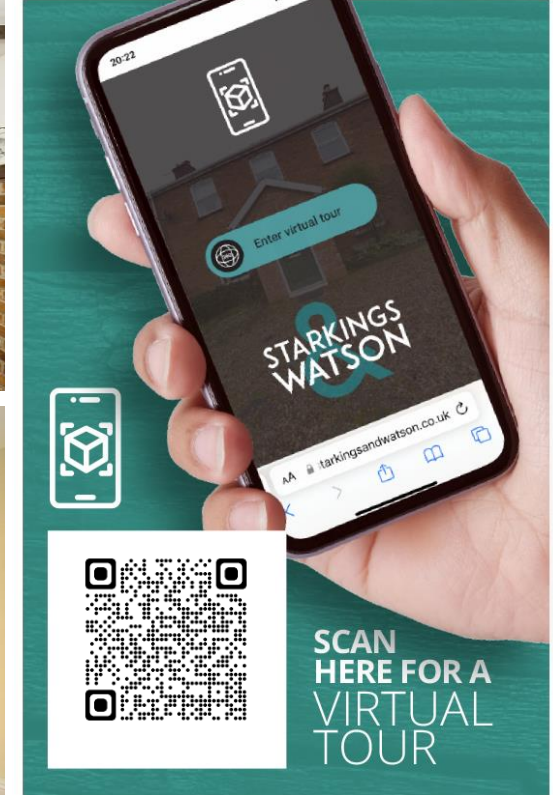


HIGH BUNGAY ROAD Loddon, Norwich NR14 6JR

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS & WATSON

- No Chain
- Character Cottage in Popular Location
- Sitting Room with Wood Burner
- Kitchen & Open Plan Dining Conservatory
- Two Bedrooms
- Re-fitted Family Bathroom with Shower
- Larger than Average South Facing Garden
- Off Road Parking to Front

IN SUMMARY

NO CHAIN. This IMMACULATE and IDYLIC mid-terrace COTTAGE enjoys a POPULAR SETTING within the TOWN of LODDON. Having been WELL MAINTAINED and including a SURPRISINGLY GENEROUS SOUTH FACING GARDEN, the property offers a WARM and COSY FEEL. Centred around the WOOD BURNER in the sitting room, a porch entrance leads to front, with a MODERNISED FAMILY BATHROOM including a SHOWER over the bath, and the KITCHEN which is open plan to the DINING/CONSERVATORY. Upstairs, TWO BEDROOMS both lead off the landing, with the main bedroom being split level and a fantastic size ideal for a DRESSING ROOM or a feature rolled top bath. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property is ready to move in.

SETTING THE SCENE

Set back from the road in a terrace row of cottages, a shingled frontage offers off road parking, with various planting. Timber trellis work is adorned with climbing wisteria in the Spring months. A brick weave pathway leads to the front door.

THE GRAND TOUR

Stepping inside, the tiled entrance porch is finished with a radiator, with a further door into the sitting room. The feature brick built inglenook fireplace includes an inset cast iron wood burner, whilst being carpeted warm and cosy. Norfolk winding stairs head up to the first floor, with a window to front, and door in to the kitchen. The family bathroom is to the right, having been re-fitted with a white three piece suite, including a twin head thermostatically controlled rainfall shower and glazed shower screen. Tiled splash backs and wood panelling add to the cottage feel. Heading through the property, the kitchen includes a wealth of storage in a u-shape arrangement, topped with rolled edge work surfaced and an inset stainless steel sink. Space is provided for a 'Range' style cooker along with general white goods. The conservatory is open plan, creating an ideal dining space, flooded with natural light via the side facing window and French doors. Upstairs, the stairs wind up to a spacious landing, where the second bedroom is straight ahead, with built-in storage, and the main bedroom faces to the rear, with a split level floor. Once housing a rolled top bath in the corner, there is huge potential to include an en suite or dressing room.

THE GREAT OUTDOORS

Once outside you can appreciate the overall garden size, along with the cottage style finish where there is a blend of planting, lawn and brick weave paving. Enclosed with timber panelled fencing, the garden offers huge potential for a keen gardener, with a timber shed and brick utility store already in place.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



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 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.

FIND US

Postcode : NR14 6JR

What3Words : ///informal.wheels.unscathed

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 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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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.

(1) Excluding balconies and terraces

Approximate total area^m
 680.8 ft²
 63.25 m²

