

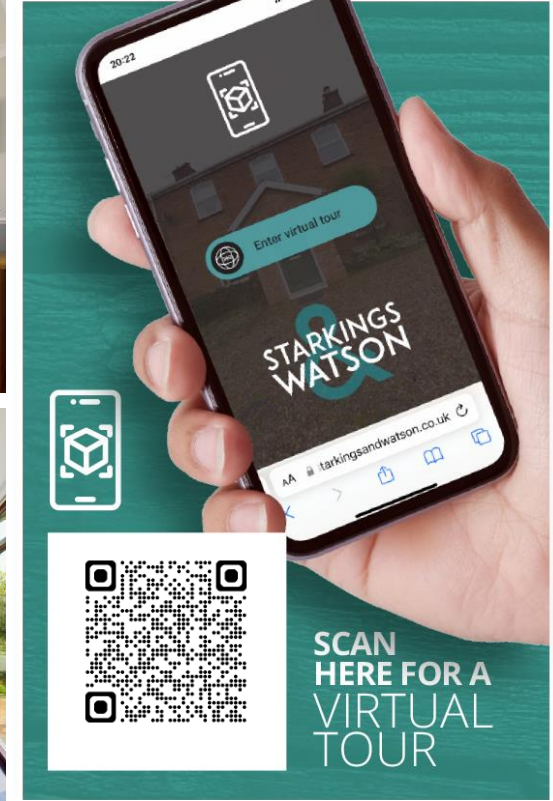
MILL ROAD

# Loddon, Norwich NR14 6DR

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Vendors Found an End of Chain Home
- Stunning 1930's Character Home
- Close to ½ Acre Plot (stms)
- Flexible Layout with Three Reception Rooms
- Triple Aspect Garden Room
- Fitted Kitchen with Exterior Utility Space
- Four Double Bedrooms
- Adjoining Garage & Ample Parking

**VENDORS FOUND.** Situated on one of the MOST SOUGHT AFTER ROADS in LODDON, a short stroll to the RIVER CHET and HIGH STREET, this EXTENDED and DETACHED 1930's FAMILY HOME occupies CLOSE to 1/2 ACRE (stms), with STUNNING and BEAUTIFULLY MAINTAINED GARDENS, and FIELD VIEWS BEYOND. Approached via a PRIVATE DRIVEWAY and GARAGE, a HIGHLY FLEXIBLE LAYOUT is found within, including THREE RECEPTION ROOMS of which the WARM and INVITING SITTING ROOM is finished with full height windows looking to the rear, coupled with a TRIPLE ASPECT SUMPTUOUS GARDEN ROOM with a VAULTED CEILING and ELECTRIC VELUX WINDOWS - entertaining is a breeze, with SPACE a PLENTY. The BREAKFAST ROOM is adjoined to the KITCHEN - which is well formed and HIGHLY FUNCTIONAL whilst boasting PICTURE PERFECT VIEWS of the GARDEN. The inner hall offers STORAGE, with a door to the MAIN BEDROOM with built-in WARDROBES and EN SUITE SHOWER ROOM. The first floor offers THREE DOUBLE BEDROOMS and family bathroom.

#### 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 6DR), but to help you...Heading from Norwich on the A146, approaching Loddon using the final turn into the village, on the Beccles Road. Follow the road, turning right into Norton Road, bearing left which becomes Mill Road, where the property can be found on your right hand side.

Approached via an 80ft driveway (stms), with ample parking and turning space, the gardens run both sides of the driveway, with a range of mature planting and shrubbery. The driveway opens to the main property and garage, with an arched opening to the front courtyard and lawned areas.

Entrance door to:

#### RECEPTION HALL

Karndeian flooring, radiator, uPVC double glazed window to rear, thermostat heating control, stairs to first floor landing, smooth coved ceiling, doors to:

#### SITTING ROOM

19' 2" x 10' 8" Max (5.84m x 3.25m) Gas flame effect fire set within decorative surround and hearth, Karndeian flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed full height window to rear, television point, smooth coved ceiling, door to:

#### GARDEN ROOM

18' 1" x 14' 4" Max (5.51m x 4.37m) Tiled flooring with underfloor heating, double glazed window to front, double glazed window to side, double glazed window to rear, double glazed French doors to rear, television point, smooth vaulted ceiling with recessed spotlights and electric remote controlled velux windows with recessed blinds x3.

#### FAMILY ROOM

12' 6" x 10' 8" Max (3.81m x 3.25m) Karndeian flooring, radiator, uPVC double glazed bay window to front, television point, smooth coved ceiling.

#### BREAKFAST ROOM

10' 1" x 10' Max (3.07m x 3.05m) Karndeian flooring, radiator, uPVC double glazed window to side, built-in double storage cupboard x2, smooth coved ceiling, opening to:

#### KITCHEN

Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob, built-in electric double oven and extractor fan over, integrated fridge and freezer, integrated dishwasher, under cupboard lighting, tiled flooring, radiator, uPVC double glazed window to side x2, smooth coved ceiling, door to:

#### REAR PORCH

Tiled flooring, window to front, window to side, door to rear.

#### INNER HALL

Karndeian flooring, built-in double storage cupboard x2, smooth coved ceiling, door to:

#### DOUBLE BEDROOM

12' 8" x 12' 7" (3.86m x 3.84m) Karndeian flooring, radiator, uPVC double glazed window to front, television point, range of built-in bedroom furniture, smooth coved ceiling, double doors to:



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 Poringland Office on **01508 356456**



**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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#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, shaver point, wall mounted vanity mirror with lighting, extractor fan, tiled flooring with underfloor heating, radiator, heated towel rail, uPVC obscure double glazed window to rear, smooth coved ceiling with recessed spotlights.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, feature uPVC obscure double glazed port hole window to front, smooth coved ceiling with loft access hatch and pull down ladder, doors to:

#### DOUBLE BEDROOM

14' 1" x 10' 5" Max (4.29m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, smooth coved ceiling.

#### DOUBLE BEDROOM

11' x 10' 5" Max (3.35m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, smooth coved ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, tiled bath with thermostatically controlled shower, tiled splash backs, shaver point, tiled flooring, radiator, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling.

#### BEDROOM

10' 6" x 10' Max (3.2m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to side, smooth coved ceiling.

#### OUTSIDE

Having been extensively re-designed by the vendors over the last 20 years, with various seating areas added and positioned in the last 15 years, a wide variety of planting can be found throughout, creating different sections to the garden. With many practical points addressed, outside water and power supplies are installed, along with water tanks and a poly tunnel. The workshop offers further storage. With field views to the rear, a rose garden can be found, with a feature apple tree, and gardens which wrap around to the front, side and rear. To the front a water feature creates a tranquil seating area, with further extensive lawns beyond.

#### UTILITY ROOM

5' x 3' 2" (1.52m x 0.97m) Space for fridge/freezer, window to rear, water softener, door to rear.

#### GARDENERS CLOAKROOM

Two piece suite comprising high level W.C., wall mounted hand wash basin, obscure glazed window to rear, door to rear.

#### DOUBLE GARAGE

Bi-folding Roller door to front, window to side, window to rear, door to side, storage above, power and lighting, electric fuse box, 20121 installed wall mounted gas fired central heating boiler, Ceramic butler sink with hot and cold taps, space for washing machine, tumble dryer and fridge/freezer.

<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced headroom (below 1.5m/4.92ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>m</sup></p> <p>1968.2 ft<sup>2</sup></p> <p>182.85 m<sup>2</sup></p> <p>Reduced headroom</p> <p>13.71 ft<sup>2</sup></p> <p>1.27 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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