

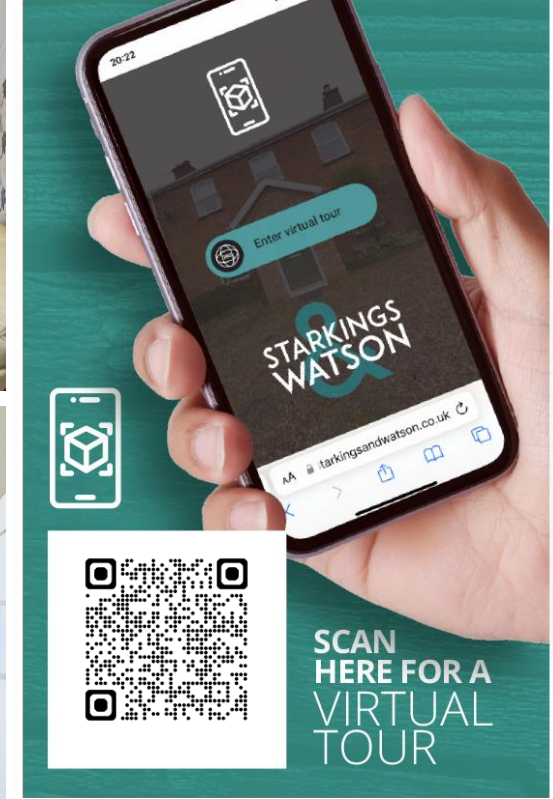
CEDAR DRIVE

Loddon, Norwich NR14 6LE

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



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- Extended Detached Family Home
- Backing onto Playing Fields
- Flexible Layout & Spacious Rooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Bedroom/Study with W.C
- Four First Floor Double Bedrooms
- Family Bathroom & En Suite Potential

IN SUMMARY

This EXTENDED detached FAMILY HOME backs onto the local SCHOOL PLAYING FIELD, whilst enjoying a CUL-DE-SAC SETTING and over 1520 Sq. ft (stms) of accommodation. A BLANK CANVAS ready for a new buyer to make their own mark, the property is VERSATILE and FLEXIBLE, with UP TO FIVE BEDROOMS over the two floors - whilst offering POTENTIAL to remodel the FIRST FLOOR LAYOUT. Set back from the road with AMPLE PARKING, inside the HALL ENTRANCE leads to the 15' SITTING ROOM, dining room, kitchen, STUDY/bedroom, inner hall and W.C. Upstairs, FOUR BEDROOMS lead off the landing with the family bathroom, whilst there is CLEAR POTENTIAL for an EN SUITE or further bedroom to be created within the current footprint. Outside, the GARDEN is a great size, with an OPEN REAR ASPECT and expanse of grass.

SETTING THE SCENE

Enclosed with mature hedging, the property is set back from the road with a shingle driveway and lawned frontage. Gated access leads to the rear garden, with a step to the front door.

THE GRAND TOUR

Heading through the composite entrance door you step into the hall entrance, complete with wood effect flooring and stairs to the first floor with storage under. The study leads to the right, providing an ideal home working space, with soundproofing for privacy and a window to front for natural light. The adjacent sitting room also faces to the front of the property, with an open plan layout to the dining room, with fitted carpet flowing through both rooms. The kitchen sits to the rear, with potential to open up into the dining room, whilst at present extensive storage can be found, along with 'Range' style cooker, integrated freezer and space for further white goods. Two windows and a door face onto the rear garden, with an opening to the inner hall and storage. A useful W.C leads off for guests. Heading upstairs, the landing offers storage with a large airing cupboard and loft access, with doors to the four bedrooms. Each bedroom has a unique feature, either its aspect or shape, with potential to remodel the room layout if needed. The family bathroom also leads off the landing, including a shower over the bath.



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THE GREAT OUTDOORS

Outside, the lawned garden backs onto the school playing field, being mainly laid to grass and bordered by various planting. A decked seating area with gazebo over offers the ideal space to relax and entertain, whilst a timber shed offers useful storage, with a further decked seating area located at the rear of the property and side access footpath.

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 6LE

What3Words : ///submerged.emerge.thighs

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.

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
1523.29 ft²
141.52 m²

Reduced bedroom
11.9 ft²
1.11 m²