

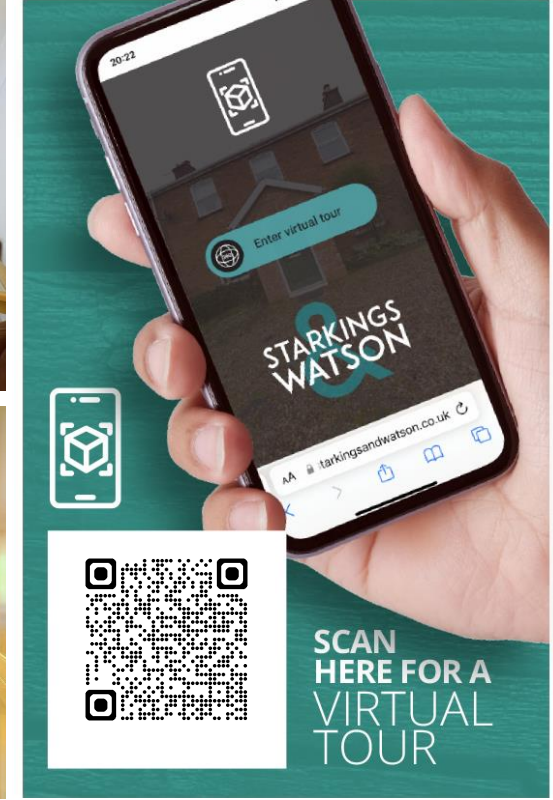
HIGH BUNGAY ROAD

**Loddon, Norwich NR14 6JT**

Freehold | Energy Efficiency Rating : D

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

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**STARKINGS  
&  
WATSON**

- Stunning Secluded Position
- Over 1.4 Acre Plot (stms) Including Paddock
- Architecturally Designed with Potential
- Two Reception Rooms & Home Office
- Kitchen/Breakfast Room with Granite Surfaces
- Conservatory with Panoramic Views
- Up to Five Bedrooms
- W.C, En Suite & Family Bathroom

#### IN SUMMARY

NO CHAIN. Occupying one of the most SECLUDED SETTINGS in Loddon, this 2554 Sq. ft (stms) DETACHED BUNGALOW enjoys a 1.4 ACRE PLOT (stms) on the High Bungay Road. With AMENITIES and SCHOOLING within walking distance, the property was METICULOUSLY DESIGNED to benefit from the LONG PRIVATE DRIVEWAY, gardens and Paddock. The accommodation is highly flexible, having been WELL MAINTAINED and now offering a new buyer the chance to personalise the property over time. The front porch and hall give a glimpse of the 19' SITTING ROOM and the GARDEN VIEWS beyond. A formal DINING ROOM sits adjacent to the 16' KITCHEN/BREAKFAST ROOM, with a CONSERVATORY extending the living space to enjoy the PANORAMIC GARDEN VIEWS. The UTILITY ROOM and STUDY/home office sit to one side of the bungalow, along with a bedroom/STUDY and adjacent W.C. An INNER HALL separates the bathroom and FOUR BEDROOMS from the living space. The main bedroom includes EXTENSIVE WARDROBES and EN SUITE SHOWER ROOM.

#### SETTING THE SCENE

Tucked away, a walled entrance opens up from High Bungay Road, with hedged boundaries lining the shingle driveway. Opening up to a turning space and the formal driveway and turning circle, there is ample parking, with access to the

double garage. Gated access leads to the rear of the property, with hedging offering complete seclusion.

#### THE GRAND TOUR

Stepping in the front porch, double doors open to the main hall entrance, with your eye immediately drawn through and into the sitting room where the views stretch across the garden. The hall forms a t-shape with fitted carpet, built-in storage and skirting radiators, with doors leading to the kitchen and reception accommodation. Heading into the sitting room, sliding patio doors open onto the rear garden and patio, with a feature fireplace and fitted carpet. The dining room sits adjacent, with further patio doors to rear, and ample room for a large table. Leading down the hall, the kitchen/breakfast room has been well fitted with extensive storage and granite work surfaces. The electric ceramic hob and built-in eye level electric double oven are integrated, with a fridge freezer and dishwasher also built-in. Matching up-stands and tiled splash backs run around the work surfaces, with wood effect flooring underfoot, and patio doors into the conservatory. The conservatory is surrounded by greenery, with ample space for a mixture of soft furnishings and a further table. Further storage can be found in the utility room, with ample cupboard storage, space for laundry appliances and further white goods, and a door onto the side garden. A home office/study enjoys views to the side garden, with a position which is nicely tucked away from the main reception space. Carefully designed, the double garage is integral, whilst the boiler room has been created to be an ideal laundry room with tiled walls, storage cupboards, and space for washing. A further study/bedroom and cloakroom also lead off the main hall. As part of the original design, an inner hall leads to the bedroom accommodation, with four bedrooms leading off. Three are comfortable double bedrooms, including the main bedroom with a range of built-in wardrobes, and an en suite shower room with a large vanity unit and sink. An exterior



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**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:



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storage room is part of the build, accessed from the garden, and this offers further potential for a walk-in wardrobe to be created. The family bathroom offers a four piece suite, with a shower over the bath, shower cubicle and tiled splash backs.

#### THE GREAT OUTDOORS

The gardens are truly something special, having been carefully planned and well maintained over the years, creating a tranquil and idyllic setting to enjoy the wildlife and garden views. With lawns wrapping around the bungalow, there are several patio options including the patio from the sitting room which given the house shape is formed in a courtyard style, with a further raised patio sitting under an impressive wisteria. The various flower beds weave around the borders, where a working garden is tucked away. A high level hedge and a brick built former stable hide the main lawned paddock which is enclosed and enjoys a green and leafy setting.

#### 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 6JT

What3Words : ///butchers.ironclad.entire

#### VIRTUAL TOUR

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

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<sup>m</sup>  
 2554.95 ft<sup>2</sup>  
 237.36 m<sup>2</sup>

