



51 Loddon Road, Ditchingham

£425,000 Freehold

Welcome to this stunning 4-bedroom semi-detached house, nestled in a peaceful and picturesque setting, that offers a perfect blend of modern living and character features. This beautifully maintained property is an ideal family home, boasting spacious accommodation throughout and an enviable location close to local amenities.

Location

Nestled in the charming village of Ditchingham, Loddon Road enjoys a picturesque setting with easy access to both rural tranquillity and modern conveniences. Just a stone's throw from the bustling market town of Bungay, residents benefit from an array of independent shops, cafes, and essential amenities. The scenic Waveney Valley and Norfolk Broads are within easy reach, offering stunning landscapes, walking trails, and waterside activities. Excellent road links connect the property to Norwich, which is just a short drive away, providing a wider range of shopping, dining, and cultural attractions. With highly regarded local schools, countryside walks on your doorstep, and a welcoming community, this location seamlessly blends village charm with everyday practicality.



Loddon Road

Approaching the property, you are greeted by a driveway providing off-road parking, leading to a small path through the front garden to the front door. Upon entering the home into the entrance hall where you'll find ample space to hang coats and store shoes, the open-plan kitchen/dining room welcomes you with a charming brick face feature fireplace.



The well-equipped kitchen seamlessly flows into the adjacent utility room, granting access to the outside and the ground floor WC.

The ground floor also features a spacious bedroom and a remarkable 22ft living room, adorned with beautiful brick face features and exposed wooden beams. The living room is enhanced by a cosy log burner and double doors opening out to the expansive rear garden, ideal for outdoor entertaining.

Ascending to the upper level, you will discover three additional generously sized bedrooms, including the master bedroom boasting an ensuite bathroom. The remaining bedrooms are serviced by the three-piece family bathroom, offering convenience and comfort for the entire household.

The property benefits from new carpets recently installed and radiates warmth and charm, making it a welcoming haven for families seeking a harmonious blend of comfort and style. The rear garden offers a generous outdoor space, complete with an outdoor entertainment area. The outside building/shed, featuring a flint-faced exterior and supplied with electricity and mains water, presents a myriad of possibilities for additional usage, subject to the appropriate planning permissions.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

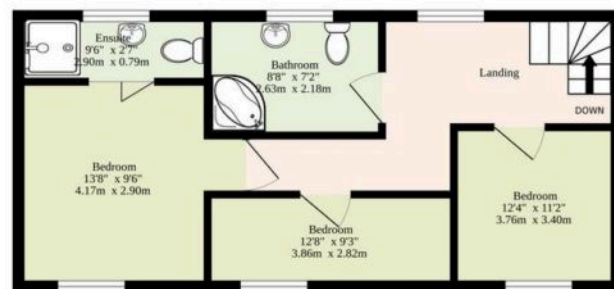
Tenure: Freehold



Ground Floor
920 sq.ft. (85.5 sq.m.) approx.



1st Floor
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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