

35 Loddon Road
Ditchingham
Bungay
NR35 2RA



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Guide Price £210,000

The gorgeous two bedroom character cottage...

The property is entered via a stable door into the entrance porch, with tiled flooring and built-in shelves, perfect for shoes. An internal door then leads you to the lounge, with wood-effect laminate flooring. The working wood burner and tasteful decoration give the room a cosy cottage feel with a sympathetic blend of modern and character aesthetics.

From here you enter the utility area, with space for a free-standing fridge/freezer, washing machine and further storage units. The bathroom, to the left, boasts a newly fitted modern suite with a bathtub, hand wash basin, w/c, and heated towel rail, with further built-in storage.

Continuing through is the kitchen, which has also been recently modernised and offers a range of wall and base units with countertops over, a free-standing oven, space/plumbing for a dishwasher, and a breakfast bar. Here you will also find the newly installed oil-fired boiler, with the room being complemented by part vaulted ceilings and 2 Velux windows for floods of natural light.

To the rear of the property is the brick-based conservatory offering a continuation of tiled flooring and plenty of space for an array of furniture.

Heading to the bedroom, you will find access to the stairs from the sitting room, which again have been recently replaced, taking you to the first-floor landing with access to both bedrooms. To the front is bedroom one, which boasts spectacular period features including exposed beams in the vaulted ceiling, a stripped pine door, and beautiful exposed brickwork from the chimney breast. To the rear of the property is bedroom two, which has a sloped ceiling and stripped pine door, and whilst this is currently being used as a home office, there is space for a double bed. With the current vendor having recently installed fitted wardrobes to utilise the space.

Externally, the front of the property offers a walled garden that has been laid to stone and paving, however, subject to relevant permissions and work, this could potentially be converted to offer off-road parking.

To the rear of the property is the good-sized garden, accessed via the French doors from the conservatory. There are steps leading to the garden, which is primarily laid to lawn, and offers a small patio area and a landscaped border with an array of mature shrubs and trees. The garden has currently been divided into two sections, with a small picket fence and archway providing further access to another area, where you will find a shed and the oil tank, and plenty of scope to landscape further.

Agents notes...

A pre-recorded walkaround tour is available for this property. Council Tax Band A

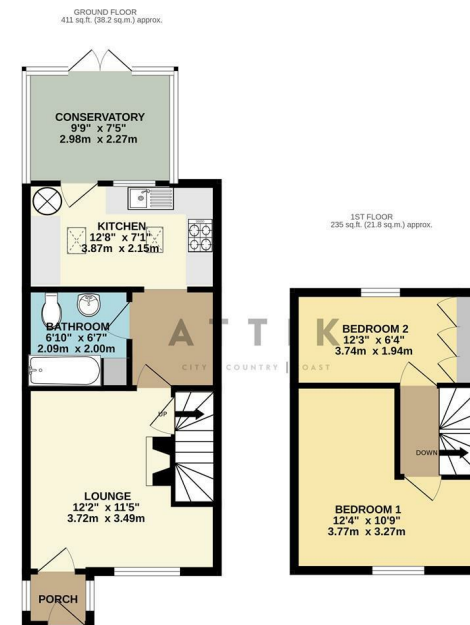
Local Authority
South Norfolk Council

Council Tax Band A

EPC Rating E



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