

13 Kingfisher Walk
Loddon
Norwich
NR14 6FB



ATTIK
CITY | COUNTRY | COAST

13 Kingfisher Walk

Guide Price £280,000

The spacious and versatile family home...

Tucked away in a peaceful cul-de-sac within the charming Norfolk village of Loddon, 13 Kingfisher Walk is a beautifully presented three-storey townhouse offering spacious and versatile accommodation throughout. With its modern design and thoughtfully arranged layout, the property is perfectly suited to growing families, professionals, or anyone seeking a stylish, low-maintenance home within easy reach of both countryside and city.

Upon arrival, the home sits behind a neatly kept frontage with two private parking spaces and further on-road parking available. A side access leads conveniently to the rear garden, while the main entrance opens into a welcoming hallway with stairs rising to the upper floors. To the front of the house, the kitchen is bright and contemporary, fitted with integrated appliances including a gas hob, oven, dishwasher and fridge freezer, and finished with spotlighting and sleek surfaces. The heart of the home lies at the rear, where a spacious living room, filled with natural light, opens through French doors onto the garden — a private, sunny space with astro turf, a shed, and access around to the front of the house.

Across the upper two floors, the property offers three generous double bedrooms. The first floor plays host to a beautifully appointed family bathroom and two well-proportioned bedrooms — one particularly large room to the front that could equally serve as a second reception or lounge, should flexible living be required. The top floor is dedicated to the show-stopping master suite, an expansive room featuring fitted wardrobes, two windows including a Velux, and a private ensuite shower room, creating a calm and luxurious retreat at the top of the home.

Located just a short stroll from the centre of Loddon, the property enjoys all the benefits of village life — with independent shops, cafes, a primary school, and riverside walks along the River Chet all within easy reach. The surrounding countryside offers endless exploration, while the market towns of Beccles and Bungay are only minutes away by car. For those commuting or enjoying the culture and amenities of the city, Norwich lies just 11 miles to the north and can be reached in under half an hour.

This is a wonderfully practical and stylish home in a location that blends tranquillity with convenience — a rare find in one of South Norfolk's most desirable villages.

Agents notes

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

A service charge of £160 p/a to cover grounds maintenance applies

FPC to follow

Local Authority South Norfolk

Council Tax Band C

FPC Rating C



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TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy of the floorplan, dimensions given, 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.