



Homebred Lane, Loddon - NR14 6UY





## Homebred Lane

Loddon, Norwich

Situated in the CENTRE of LODDON, this IMMACULATE semi-detached home enjoys the SOUTH SUN, with a TIMBER CABIN as an ideal STUDIO/STUDY SPACE, off road parking and GARAGE. The accommodation is finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING BOILER, starting with the HALL ENTRANCE, sitting room, and full width KITCHEN/DINING ROOM - complete with FRENCH DOORS to the rear. Upstairs, THREE BEDROOMS lead off the landing, along with a MODERNISED BATHROOM including a SHOWER over the bath. The REAR GARDEN is landscaped and includes a COVERED PATIO SEATING area and access to the timber cabin.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

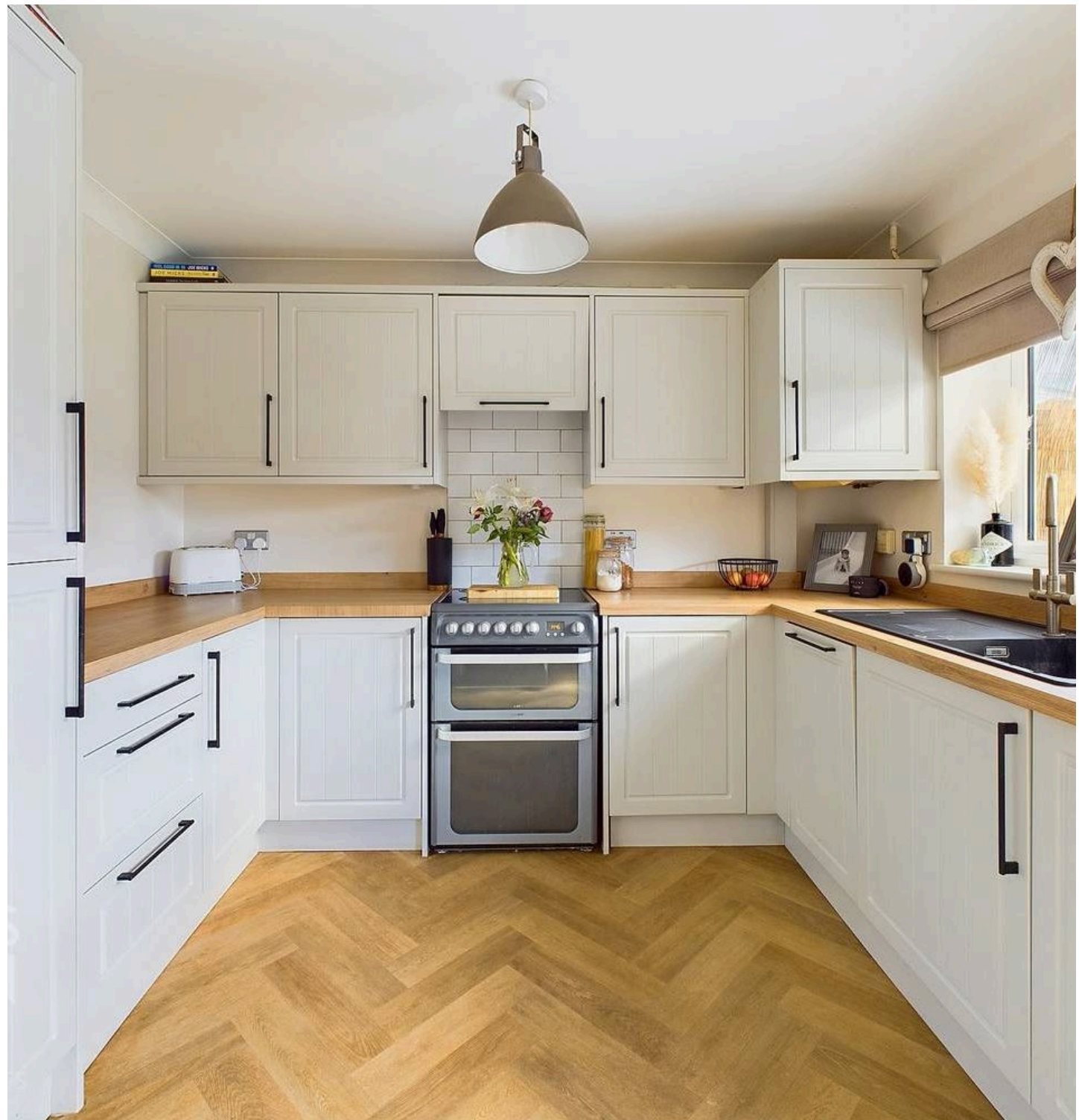


- Cul-De-Sac Setting
- Semi-Detached Family Home
- Spacious Sitting Room
- Modernised Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Landscaped Garden with Cabin
- Garage & Driveway

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.

#### SETTING THE SCENE

Set back from the road, a block paved driveway offers parking and access to the single garage beyond. Lawned gardens can be found adjacent, with a hard standing footpath leading to the main property and gated rear access.



## THE GRAND TOUR

The hall entrance is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor landing and a door leading to the main sitting room. Finished with fitted carpet and a uPVC double glazed window to front, this spacious room provides a through route to the kitchen/dining room beyond. Finished with a u-shape arrangement of modern wall and base level units, space is provided for an electric cooker with tiled splash backs and matching up-stands running around the work surface. An integrated fridge freezer, dishwasher and washing machine can be found, with useful under stairs storage cupboard, herringbone style flooring and French doors to the rear garden. Upstairs, the carpeted landing offers a built-in airing cupboard with doors leading to the three bedrooms, all of which are furnished with fitted carpet and uPVC double glazed windows. The family bathroom completes the property with a modernised suite including a shaped panelled bath with a rainfall shower, tiled splash backs, heated towel rail and useful storage under the sink.

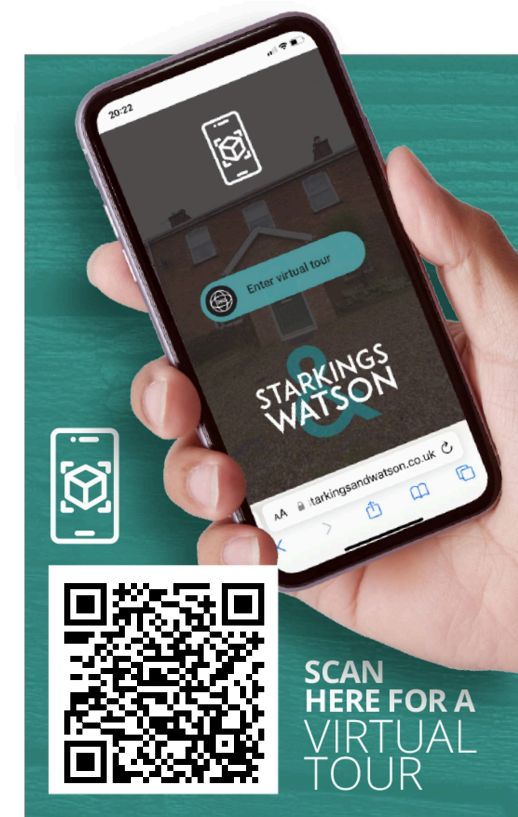
## FIND US

Postcode : NR14 6UY

What3Words : ///mealtime.speared.florists

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

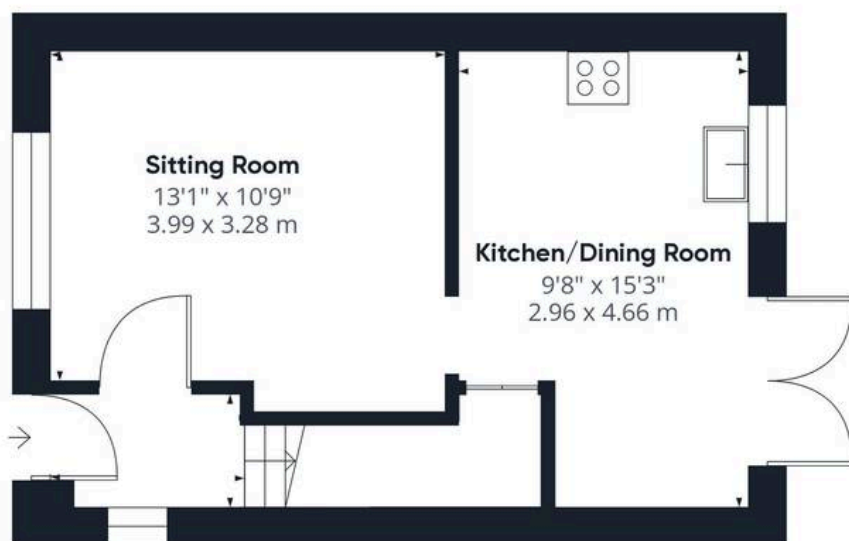
The rear garden offers a covered seating area with an L-shaped patio and a raised central lawn which is fully enclosed with timber panel fencing. Gated access leads to the front driveway whilst a further patio area can be found adjacent to the rear log cabin, which offers an ideal home office or studio space, with stripped wood flooring and French doors to side. The garage offers further storage, with an up and over door to front.

**GARAGE**

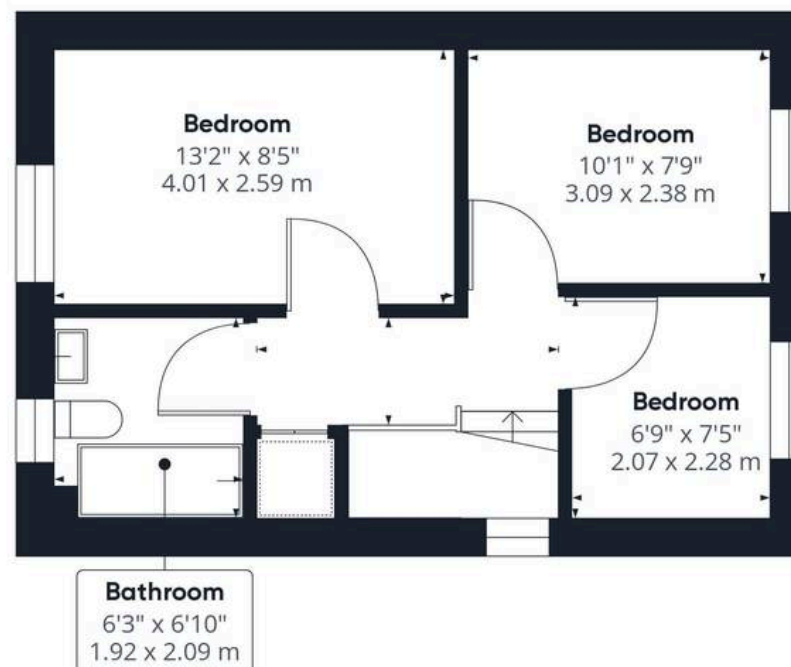
**DRIVEWAY**







**Ground Floor** Building 1



**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

671.24 ft<sup>2</sup>

62.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## Starkings & Watson Hybrid Estate Agents

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