



High Street, Loddon - NR14 6ET

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## High Street

Loddon, Norwich

EXTENDED with a STUNNING KITCHEN ADDITION to the rear, the Grade II Listed home with PARKING and SECLUDED GARDENS enjoys a CENTRAL POSITION on LODDON HIGH STREET. Extending to just over 1100 Sq. ft (stms), the PERIOD FACADE is one which cannot be missed, with its intriguing ARCHED DRIVEWAY which hides an abundance of secrets within! The property itself includes a LARGE LIVING SPACE extending to 23' and providing ample space to SIT and DINE. The 17' KITCHEN offers further living space, a FUNCTIONAL ISLAND and FRENCH DOORS to the garden. Upstairs, THREE BEDROOMS lead off the landing, with a BATHROOM and SHOWER ROOM . The outside space includes a LONG GARDEN, formed of a COURTYARD and SECRET LAWNED GARDEN.

Council Tax band: C

Tenure: Freehold





- Grade II Listed Cottage
- Town Centre Location
- Beautifully Extended Kitchen/Family Room
- Large Characterful Reception Room
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Courtyard & Secret Lawned Garden
- Driveway Parking & Garage

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

The arched driveway offers a gated driveway for several vehicles in tandem. Whilst the height has to be considered, the vendor has parked a range of vehicles, whilst of course on road parking can also be found close by. The drive opens to the garage and gated gardens, along with a door into the kitchen.



## THE GRAND TOUR

Stepping inside, the kitchen sits under a glazed roof light, flooding the space with natural light, with ample space to sit and dine at the breakfast bar, whilst the kitchen incorporates a central island. French doors open to the rear, with the kitchen units including a high gloss finish, curved edge cupboards, and a range of integrated appliances including a fridge, freezer, dishwasher and washing machine. Designed to house a Range style cooker, the contemporary finish merges perfectly into the exposed brick arch which takes you to the sitting room. With wood effect flooring under foot, this fully open plan space sits around a central pillar, creating the ideal divide between sitting and dining areas. Windows and a door face onto the High Street, with a feature electric fire creating a focal point to the room. Storage can be found under the stairs, which lead to the first floor. Heading up, the landing is carpeted and includes a large cupboard, with doors leading to the three double bedrooms - all enjoying views onto the High Street. The shower room sits to one end with a three piece suite, part tiled walls and storage under the sink unit. The family bathroom sits the opposite end, with a similar style, and mixer shower tap over the bath.

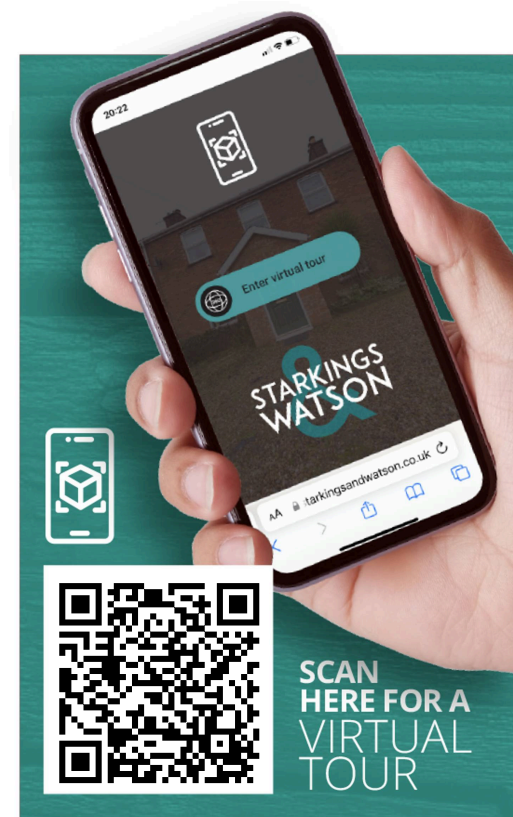
## FIND US

Postcode : NR14 6ET

What3Words : ///misfits.elephant.rebounder

## VIRTUAL TOUR

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









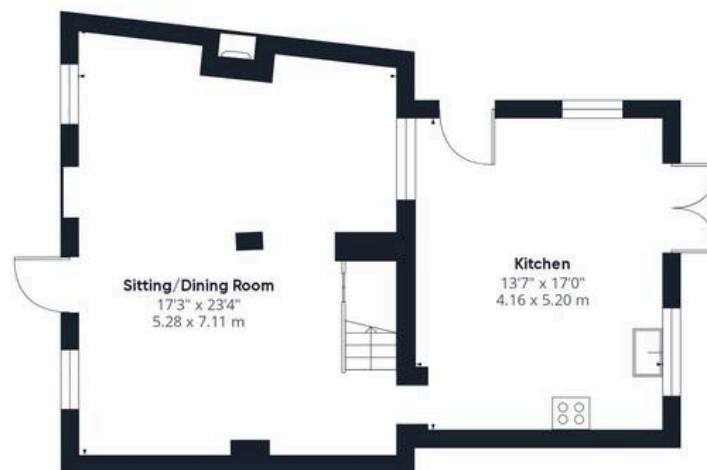


## THE GREAT OUTDOORS

Heading outside, a patio seating area creates a courtyard style feel, with steps to a further patio with a shingled border and brick wall boundary. Heading through the arch of greenery, the secret lawned garden opens up, with well stocked beds to all sides, a useful timber shed and further patio area. The garage includes a side door, along with an up and over door to front, power and lighting.





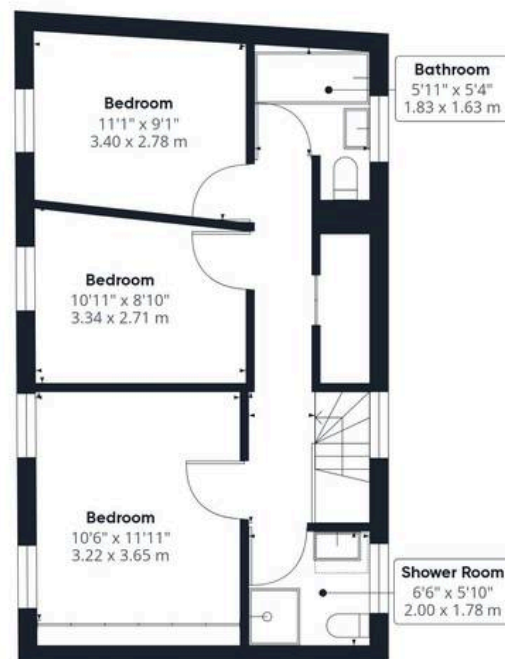


Ground Floor

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

1105.6 ft<sup>2</sup>

102.71 m<sup>2</sup>



Floor 1

(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.

GIRAFFE 360





## Starkings & Watson Hybrid Estate Agents

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