



Oak Avenue, Loddon - NR14 6FT

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Oak Avenue

Loddon, Norwich

Boasting just over 720 Sq. ft (stms) of accommodation, this end-terrace home includes AMPLE PARKING and an enclosed rear garden. Built by the POPULAR HALSBURY HOMES, the property offers a TRADITIONAL LAYOUT with a hall entrance, W.C, 13' SITTING ROOM and FITTED KITCHEN complete with INTEGRATED COOKING APPLIANCES. Upstairs, TWO BEDROOMS lead off the landing - one being split into two with interconnecting doors, along with the family bathroom which includes a SHOWER. Located on the FRINGES of LODDON, the property remains within WALKING DISTANCE to local AMENITIES and SCHOOLING, whilst being a short drive to the A146 for easy vehicular access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Popular Residential Development
- Ample Parking
- Sizeable Lawned Gardens
- Hall Entrance with Cloakroom
- Kitchen with Integrated Appliances
- Sitting Room with French Doors
- Two Bedrooms
- Family Bathroom





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.

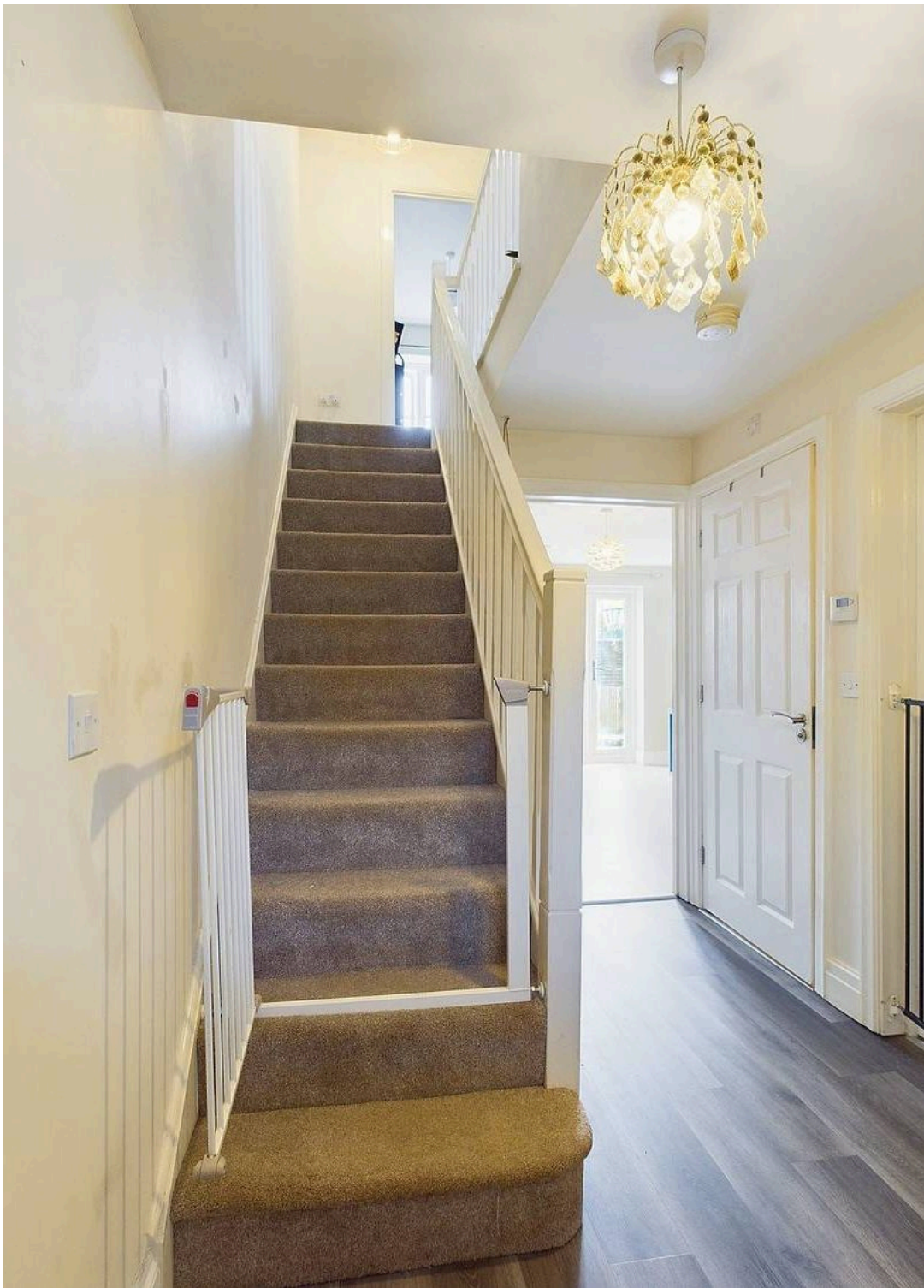
#### SETTING THE SCENE

With an area of grass to front, a planted front boundary lines the entrance path, where access leads to the front door and gated rear garden. Tandem parking can be found to the side of the property for several vehicles.

#### THE GRAND TOUR

Heading inside, wood effect flooring runs through the hall entrance, with stairs rising to the first floor landing. An area of storage can be found under the stairs, with doors leading off to all the ground floor rooms. The kitchen sits to the front, with a range of wall and base level units, work surfaces and an inset sink and drainer unit. An inset gas hob and built-in electric oven are integrated, with space for a washing machine and a fridge freezer built-in. With a window facing to front, under cupboard spotlights run under the wall mounted cupboards. The W.C is adjacent, offering a white two piece suite, tiled splash backs and wood effect flooring. Providing open plan living, the sitting/dining room allows for ample space to dine and sit, with attractive wood panelling to one wall. French doors lead out onto the garden.





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Upstairs, the two double bedrooms lead off the hall, one includes built-in storage and the other is separated by a removable partition wall which create three bedrooms by interlinking two of them. With part tiled walls, a rainfall shower can be found over the bath, which forms part of the three piece suite.

### FIND US

Postcode : NR14 6FT

What3Words : ///cursing.resembles.movie

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual service charge is applicable for the upkeep of communal green space on the development in the region of £150 PA.



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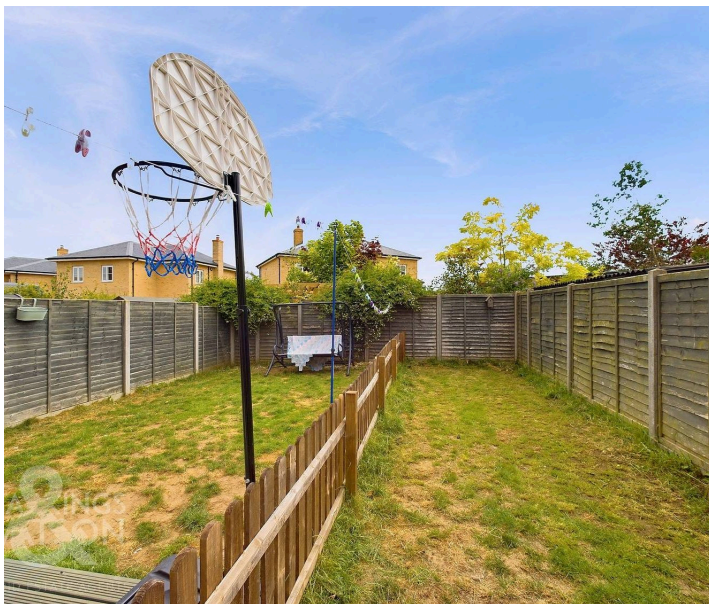




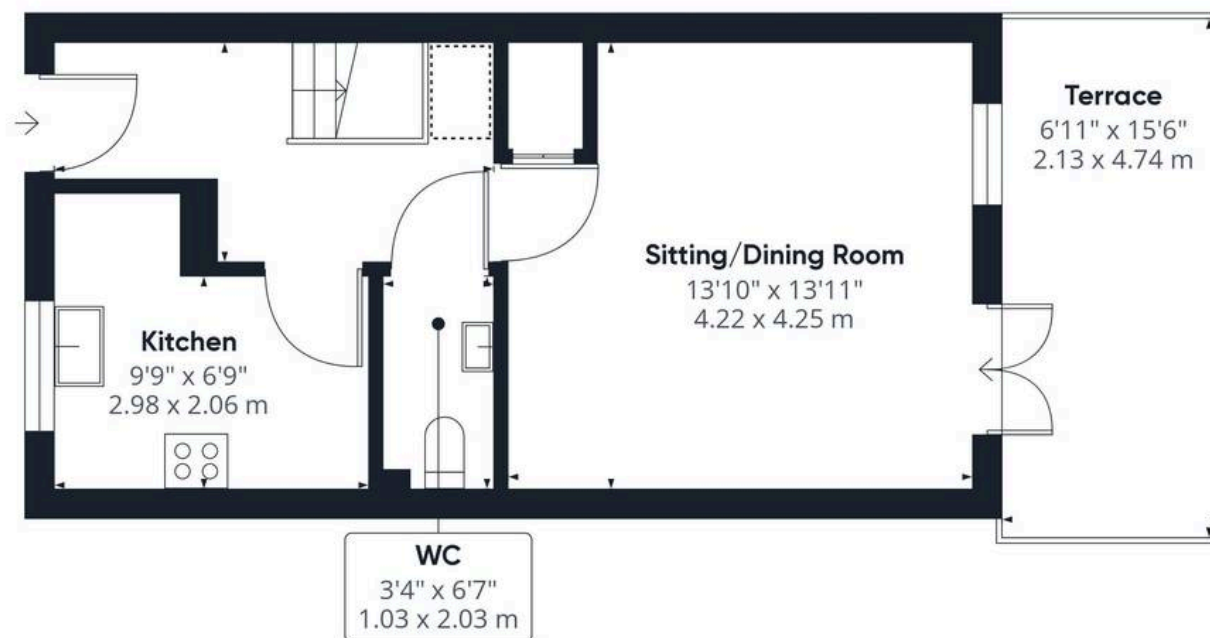


## THE GREAT OUTDOORS

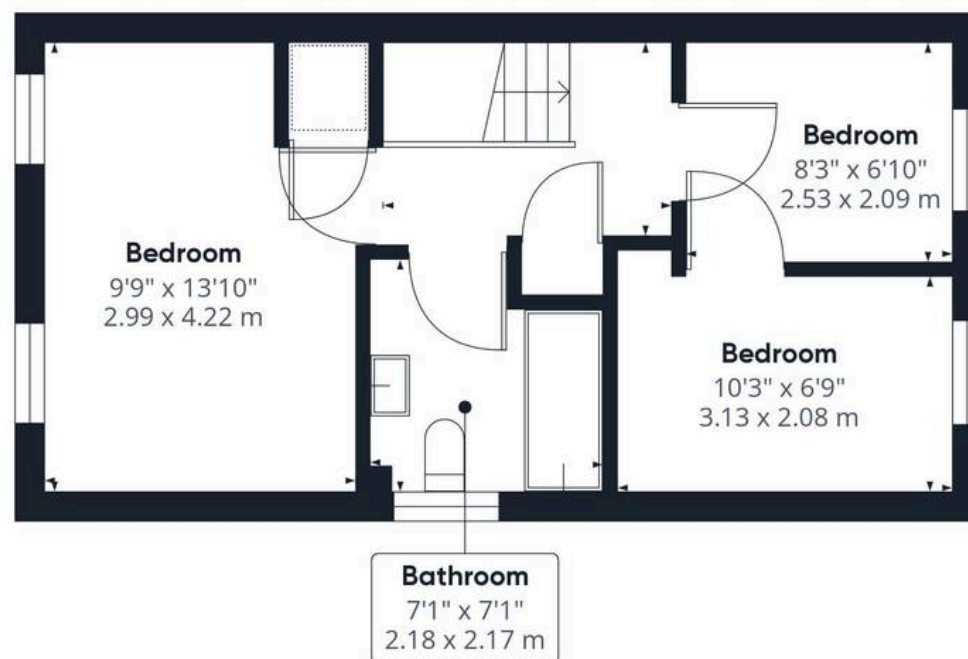
A spacious lawned garden can be found to the rear, with an area of decking and separation between two sections by a low level timber picket fence. Fully enclosed with timber panelled fencing, an outside water supply and timber fence are in situ.







Ground Floor



Floor 1

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

721.25 ft<sup>2</sup>

67.01 m<sup>2</sup>

**Reduced headroom**

19.46 ft<sup>2</sup>

1.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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