



Gunton Road, Loddon - NR14 6DP





## Gunton Road

Loddon, Norwich

Tucked away in a CUL-DE-SAC setting, this FOUR BEDROOM property has accommodation arranged over three oors. TWIN DRIVEWAYS and a GARAGE can be found to front, with an ENCLOSED LAWNED GARDEN including a spacious PATIO seating area. Once inside, the HALL ENTRANCE leads to the 13' SITTING ROOM which includes a feature replace and STORAGE, with an opening to the 16' OPEN PLAN KITCHEN/DINING ROOM - with an array of cupboards and ample room for a table. The CONSERVATORY extends the living space in the summer months. Upstairs, THREE BEDROOMS lead o the landing, with the FAMILY BATHROOM including a SHOWER over the bath, with a further DOUBLE BEDROOM on the top oor, including BUILT-IN EAVES STORAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



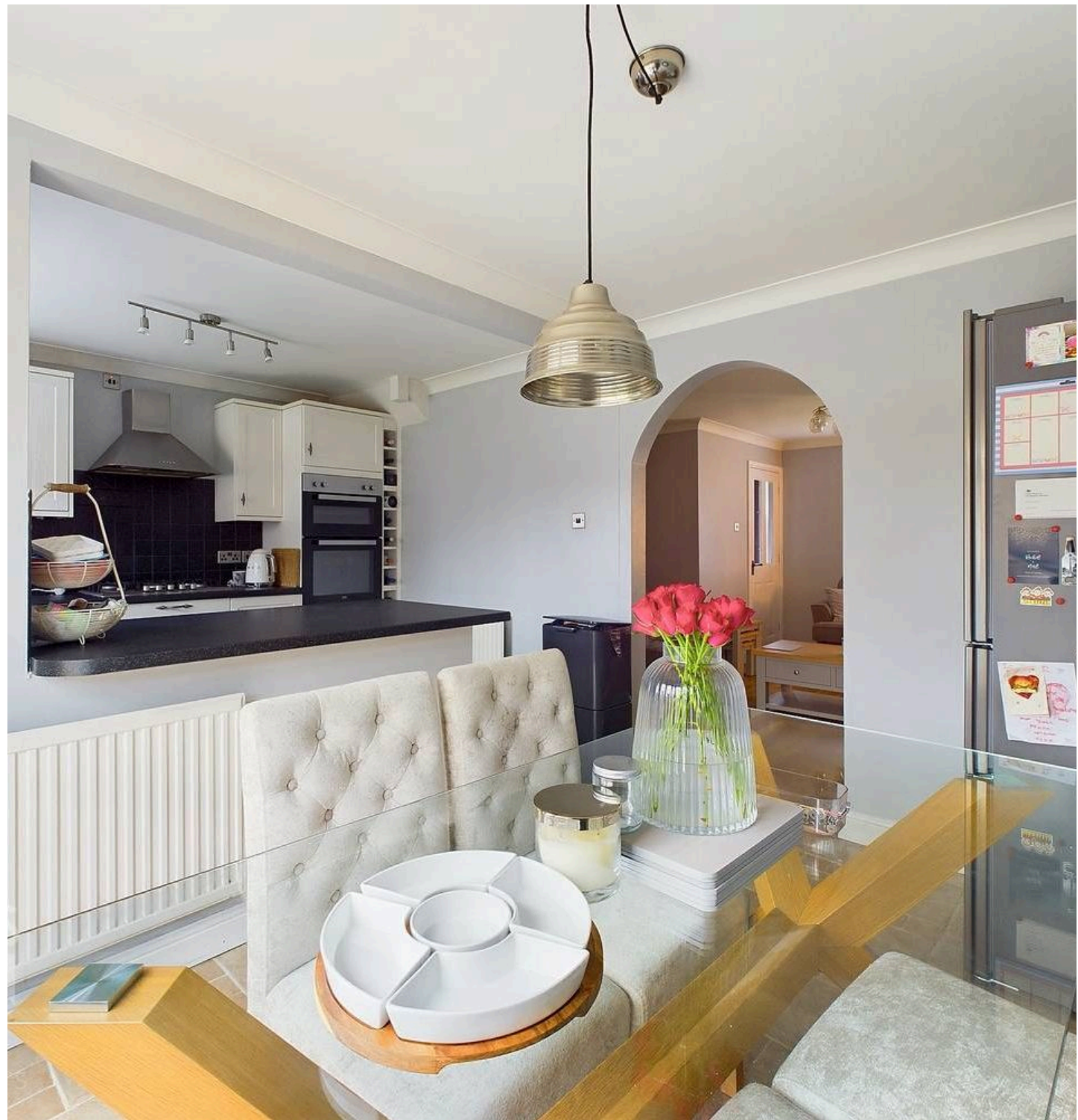


- Tucked Away Cul-De-Sac Setting
- Three Storey Semi-Detached Home
- Off Road Parking & Garage
- 13' Sitting Room with Storage
- 16' Open Plan Kitchen/Dining Room
- Hall Entrance & Conservatory
- Four Bedrooms Over Two Floors
- Family Bathroom with Shower

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

Tucked away in a cul-de-sac setting, a lawned front garden can be found with an adjacent hard standing driveway for off road parking, alongside the adjacent garage. A further driveway provides parking, with gated access to the rear garden, with a step taking you to the main entrance.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled flooring including stairs rising to the first floor landing, and a door taking you to the main living space. The feature fireplace sits to one side, and a large uPVC double glazed window front. This spacious room offers wood effect flooring underfoot and a useful built-in storage cupboard under the stairs. An opening takes you to the full width kitchen/dining room which offers a u-shaped arrangement of wall and base level units, with integrated cooking appliances including a gas hob and built-in level electric double oven. Space is provided for a washing machine and dishwasher, with tiled flooring running underfoot. In the dining area there is space for a table and fridge freezer, with sliding patio doors taking you to the adjacent conservatory - with full height windows to side and rear, along the sliding patio doors taking you to the rear patio area.

Heading upstairs to the carpeted landing including a built-in airing cupboard, and stairs providing access to the top floor, with doors leading to the original three bedrooms. The main bedroom sits to the rear of the property with fitted carpet underfoot and large built-in wardrobe with an open front, the second bedroom faces to the front of the property and the third bedroom also faces to the front with a useful storage cupboard. The family bathroom completes this level, with a modern white three piece suite including a thermostatically controlled twin head rainfall shower with tile splash-backs and a heated towel rail.

Heading to the top floor, the landing includes a velux window to rear, built in eaves storage cupboard and a built-in open fronted wardrobe. The final double bedroom includes a velux window to the front and further built-in eaves storage.

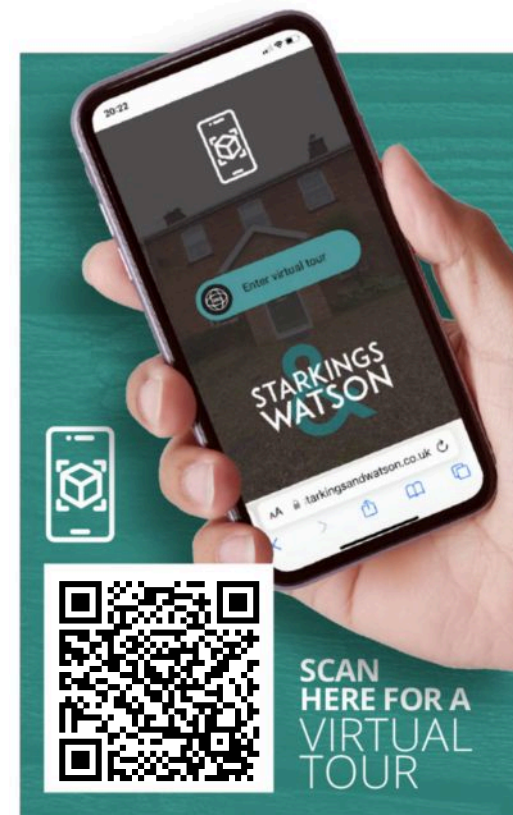
## FIND US

Postcode : NR14 6DP

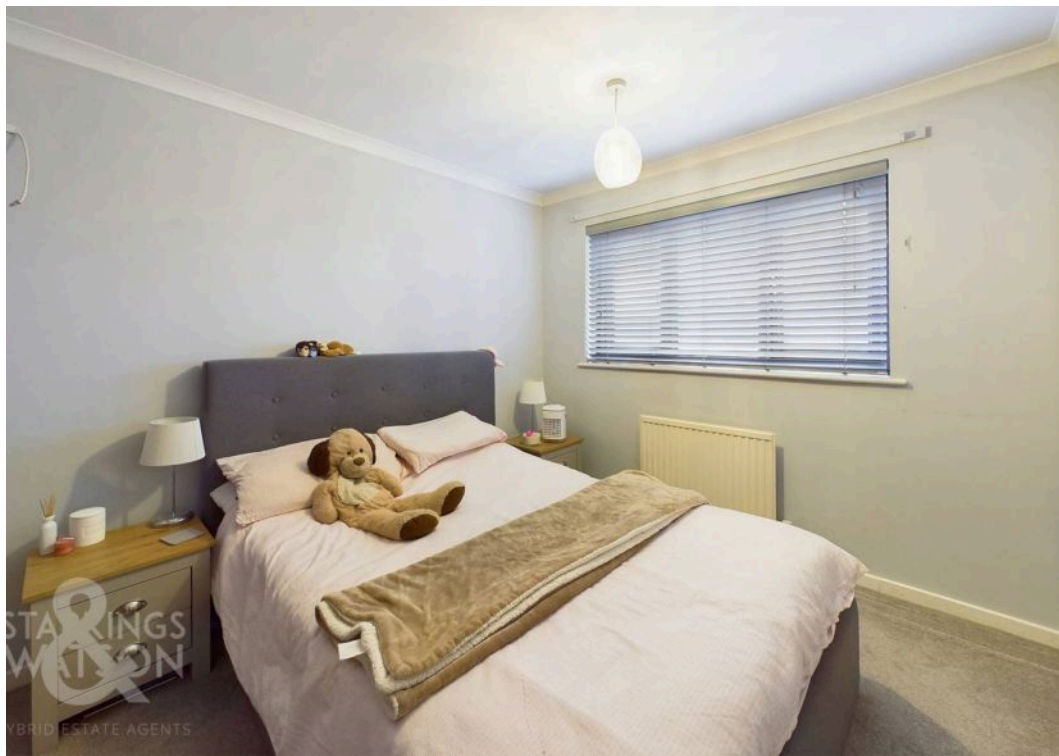
What3Words : ///fevered.strongman.install

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Fully enclosed and laid to lawn, a patio seating area extends to the side, with timber panel fencing offering privacy from the road. Gated access leads to the driveway, with an outside water tap installed, and a side access door to the garage - with an up and over door to front, storage above, power and lighting.

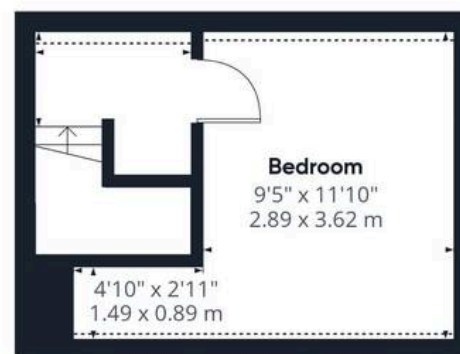




Ground Floor



Floor 1



Floor 2

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

955.08 ft<sup>2</sup>

88.73 m<sup>2</sup>

**Reduced headroom**

10.19 ft<sup>2</sup>

0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.