



Sycamore Close, Loddon - NR14 6LF



Sycamore Close

Loddon, Norwich

TUCKED AWAY on a pedestrian footpath, this DETACHED BUNGALOW occupies a SOUTH FACING PLOT of approximately 0.2 ACRE (stms). With PARKING and a GARAGE a short walk away, the property is WELL PRESENTED and offers a HIGHLY VERSATILE and FLEXIBLE LAYOUT, suited to both FAMILIES and those seeking a SPACIOUS LAYOUT. Once inside, the HALL ENTRANCE offers an attractive SLATE TILED FLOOR and storage, with doors to the family bathroom with a shower over the bath, and to THREE BEDROOMS - including the main bedroom with EN SUITE WET ROOM. The FAMILY ROOM sits at the heart of the home with a feature WOOD BURNER and full width PATIO DOORS leading onto the SOUTH FACING GARDENS. The dining room is OPEN PLAN, with double doors to the 18' SITTING ROOM, and a door to the modern KITCHEN and UTILITY ROOM.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Approx. 0.2 Acre Plot (stms)
- Tucked Away Cul-De-Sac Setting
- Flexible Open Plan Layout
- Modern Fitted Kitchen
- Three Reception Rooms
- Three Double Bedrooms
- Garage & Residents Parking

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 property is approached via a lawned front garden with a range of mature planting and shrubbery, with a hard standing footpath leading to the main entrance door. A side pathway leads to the gated and enclosed rear garden, whilst the parking and en-bloc garage can be found along the pedestrian footpath towards the front of the property.

ENTRANCE HALL

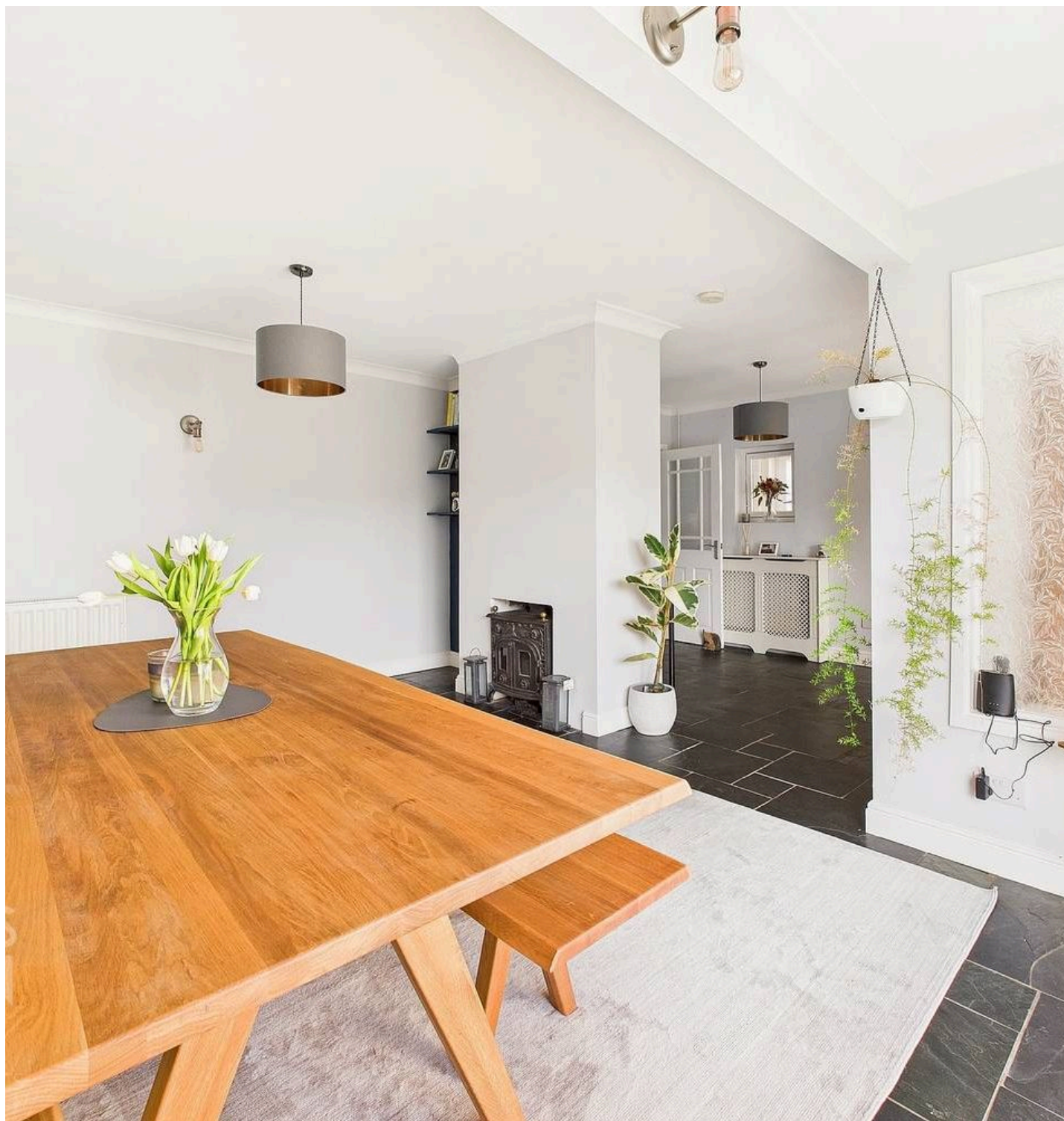
Slate tiled flooring, radiator, telephone point, built-in airing cupboard housing storage shelving, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 11" x 11' 3" (3.63m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front, smooth coved ceiling.

DOUBLE BEDROOM

11' 11" x 11' 10" (3.63m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling, door to:



EN SUITE WET ROOM

White two piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, shower area with wall mounted electric shower, tiled walls and flooring uPVC obscure double glazed window to side x2, heated towel rail, extractor fan, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

11' 10" x 7' 4" (3.61m x 2.24m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

White three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, tiled bath with mixer tap and electric shower, tiled splash backs, slate tiled flooring, heated towel rail, uPVC double glazed window to rear, smooth ceiling.

FAMILY ROOM

16' 3" x 11' 10" Max. (4.95m x 3.61m) Feature cast iron wood burner, slate tiled flooring, radiator, television point, wall lighting, uPVC double glazed sliding patio doors to rear garden, smooth coved ceiling, open plan to:

DINING ROOM

10' 3" x 7' 11" (3.12m x 2.41m) Continued slate tiled flooring, radiator, television point, wall lighting, Hive thermostat heating control, space for dining table, door to kitchen, smooth coved ceiling, double doors to:

SITTING ROOM

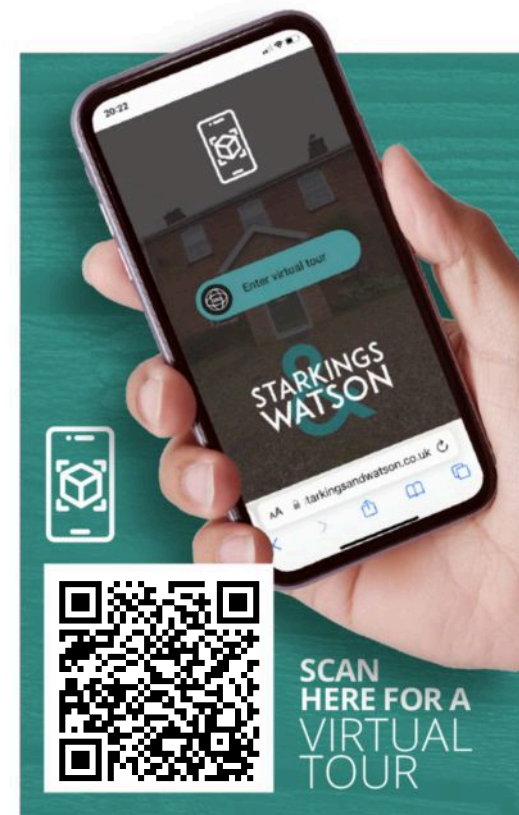
19' 8" x 11' (5.99m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to side and rear, television point, wall lighting, smooth coved ceiling.

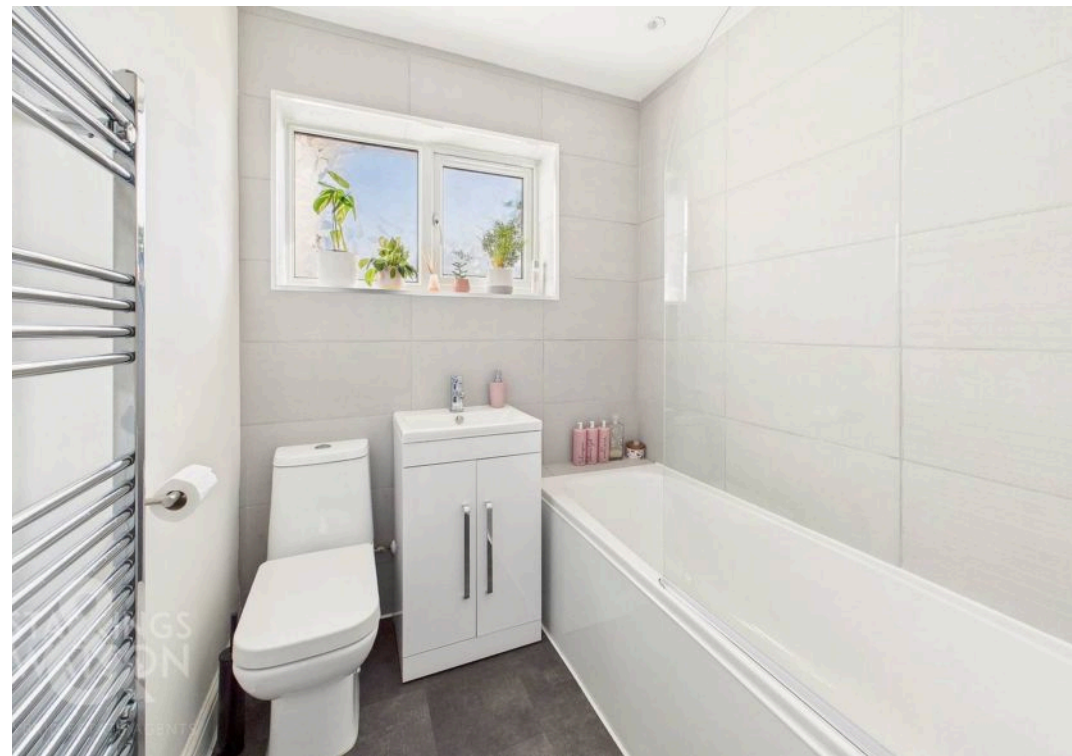
KITCHEN

11' 6" x 10' 2" Max. (3.51m x 3.1m) Modern fitted range of wall and base level units with complementary square edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic induction hob with glass splash back, built-in eye level electric oven, slate tiled flooring, integrated fridge freezer, space for dishwasher, uPVC double glazed window to front and side, cupboard housing electric fuse box, smooth ceiling with recessed spotlighting, door to:

UTILITY ROOM

8' 7" x 3' 6" (2.62m x 1.07m) Space for washing machine, tiled flooring, radiator, wall mounted gas fired central heating boiler, uPVC double glazed window and door to side, vaulted ceiling.

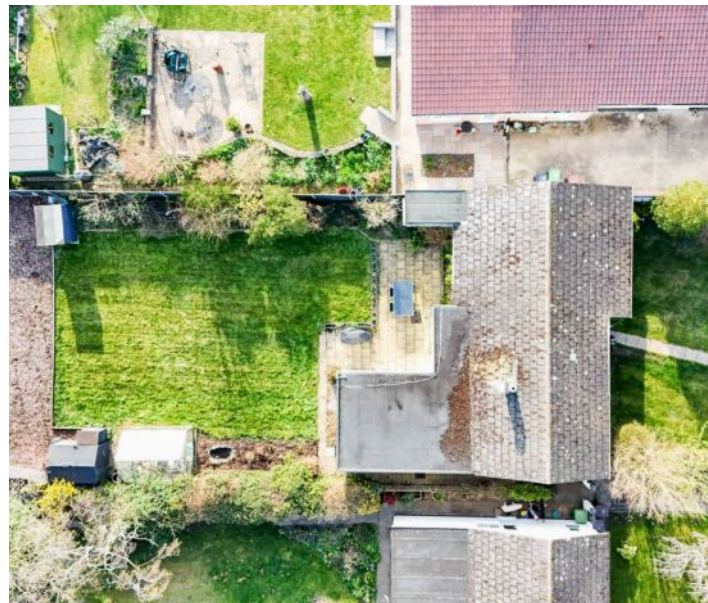






THE GREAT OUTDOORS

Leaving the property via the sitting room patio doors, the property enjoys a plot extending to some 0.2 acres (stms). The garden boasts a south facing aspect, whilst being mainly laid to lawn with a range of mature planting and shrubbery. A patio can be found leading from the patio doors providing the perfect space for entertaining and alfresco dining, whilst the garden extends with various outside timber built storage sheds and huge potential for further landscaping or adding a working garden/vegetable plot.





Approximate total area⁽¹⁾

1157.45 ft²
107.53 m²

(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.

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