



Clay Court, Loddon - NR14 6ES





## Clay Court

Loddon, Norwich

**VENDOR FOUND!** Tucked in a COSY CORNER, this delightful SEMI-DETACHED HOUSE is the perfect retreat for those seeking MODERN COMFORTS and a touch of nature. The vendors have found their next adventure, leaving behind a BEAUTIFULLY MODERNISED HOME that boasts INCOME GENERATING SOLAR PANELS, ideal for keeping energy bills in check. Step inside to discover a welcoming 15' SITTING ROOM adorned with NEWLY FITTED BESPOKE TIMBER STAIRS, leading to a world of comfort and style. The FEATURE CAST IRON WOOD BURNER creates a focal point to the room, leading to the fitted KITCHEN- offering easy access to the landscaped GARDEN, making it a breeze to enjoy your morning coffee. Upstairs, the TWO DOUBLE BEDROOMS face to the front and rear, with a NEWLY FITTED and MODERNISED SHOWER ROOM offering a walk-in RAINFALL SHOWER and ATTRACTIVE CONTRASTING HERRINGBONE style TILING. Outside, the property truly shines with its outdoor oasis - a landscaped masterpiece that invites you to embrace the great outdoors.





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Vendor Found!
- Modernised Semi-Detached Home
- Income Generating Solar Panels
- 15' Sitting Room with Bespoke Stairs
- Fitted Kitchen with Garden Access
- Two Double Bedrooms
- Re-fitted Shower Room with Contemporary Tiling
- Enclosed Landscaped Garden

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

Occupying a central position within easy reach of the main high street, the property enjoys a cul-de-sac setting with tandem parking to the side and useful brick built storage cupboard to the front of the property.

## THE GRAND TOUR

Once inside you walk straight into the main sitting room, with a feature wood burner to one side complete with attractive tiling, with space for soft furnishings and a dining table, with bespoke stairs rising to the first floor landing. This light and bright room is finished with fitted carpet underfoot and a feature vertical radiator, with a door taking you to the adjacent kitchen. This modernised room offers extensive storage with attractive tiled splash-backs running around the work surface, with space for a range style cooker and extractor fan above. Space is provided for general white goods including a fridge freezer, washing machine and dishwasher, whilst the window and door face to the rear, enjoying garden views.

Heading upstairs, the carpeted landing includes a loft access hatch above with doors taking you to two bedrooms and the main family bathroom. Both bedrooms enjoy fitted carpet underfoot and uPVC double glazing with central heating installed in both rooms. The shower room has been re-fitted and includes striking tiled splash-backs with contrasting colours and a white three piece suite including storage under the hand wash basin, and a walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower, with uPVC double glazing and tiled flooring underfoot, finished with a heated towel rail.

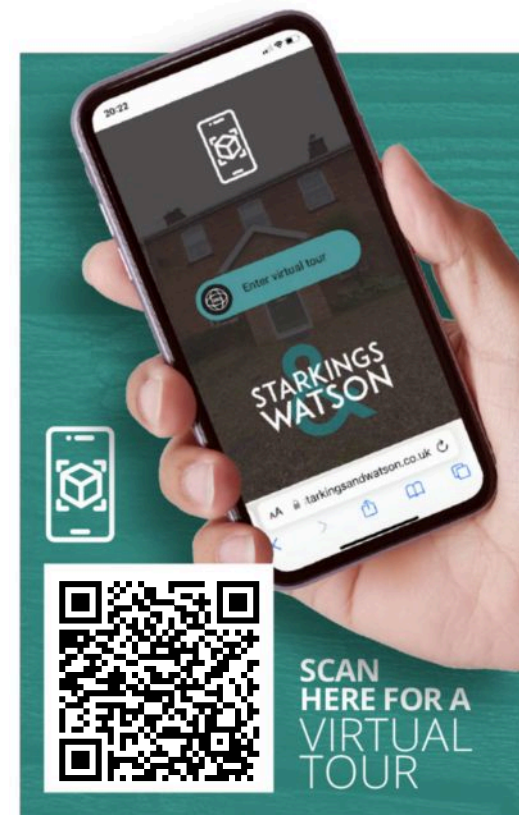
## FIND US

Postcode : NR14 6ES

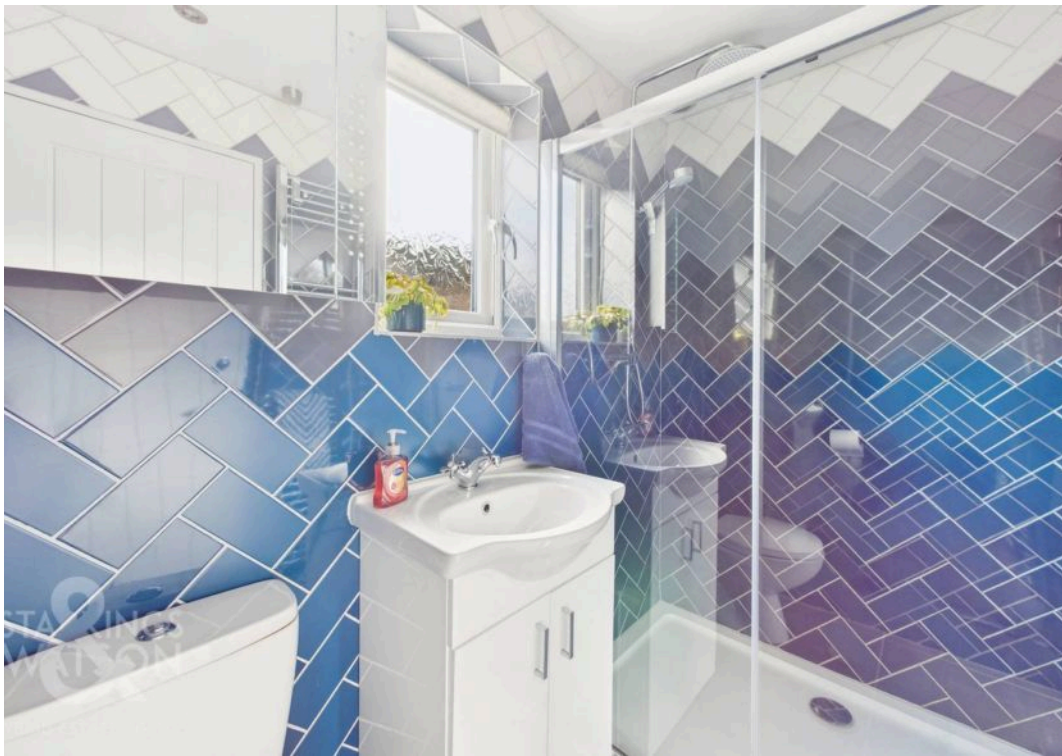
What3Words : ///riverboat.warbler.smudges

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Landscaped to include a brick weave seating area with a side gated access to the driveway, the garden is fully enclosed with timber panel fencing and includes an area of lawn with adjacent planting. A useful storage shed and log store sit at the end of the garden.





Ground Floor

**Shower Room**  
7'3" x 4'8"  
2.22 x 1.43 m



Floor 1

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

567.69 ft<sup>2</sup>

52.74 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





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