



Chestnut Drive, Loddon - NR14 6GF



Chestnut Drive

Loddon, Norwich

NO CHAIN. Presenting a stunning 2021 built GEORGIAN STYLE detached HOME that perfectly blends CLASSIC ELEGANCE with MODERN AMENITIES, offering an immaculate finish and 1130 Sq. ft (stms) of LUXURIOUS LIVING. As you step inside, you are greeted by the GRANDEUR of the 16' SITTING ROOM boasting SASH WINDOWS that flood the room with natural light, complemented by high ceilings that create an AIRY AMBIENCE. The heart of the home lies in the 21' KITCHEN/DINING ROOM, a culinary haven featuring BI-FOLDING DOORS that seamlessly connect the indoor and outdoor spaces, allowing for EFFORTLESS ENTERTAINING. For those seeking a quiet space to work, the separate study provides an ideal setting, while convenience is elevated with the inclusion of a W.C and utility room. Upstairs, the FOUR BEDROOMS offer a TRANQUIL RETREAT, with the main bedroom benefiting from a LUXURY EN SUITE and the family bathroom exuding SOPHISTICATION with its ATTRACTIVE TILING.



Outside, the private garden beckons with its serene BACKDROP of WOODLAND, providing a sanctuary for relaxation and leisure. Meticulously landscaped, the garden has been designed to offer the ultimate in privacy and tranquillity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2021 Built Georgian Style Home
- Immaculate Finish with 1130 Sq. ft (stms) of Accommodation
- Private Garden Backing onto Woodland
- 16' Sitting Room with Sash Windows & High Ceilings
- 21' Kitchen/Dining Room with Bi-folding Doors to the Garden
- Separate Study, W.C & Utility room
- Four Bedrooms
- Luxury Family Bathroom & En Suite with Attractive Tiling

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.



SETTING THE SCENE

Set back from the road and approached via a lawned front garden, a hard standing footpath takes you to the main entrance door, whilst to the side of the property a tandem block paved driveway can be found with an EV car charger, gated access to the garden and access to the adjacent garage which benefits from laminate flooring and storage racking.

THE GRAND TOUR

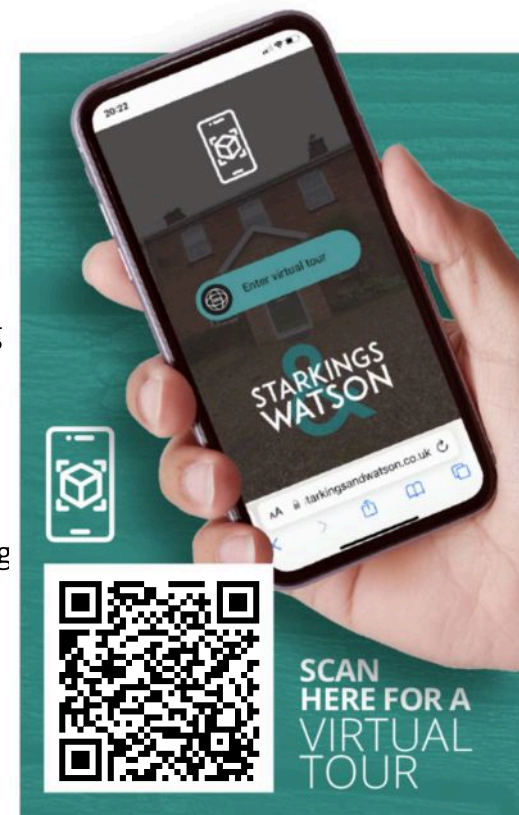
Once inside the hall entrance offers wood effect flooring underfoot with stairs rising to the first floor landing and doors taking you to the kitchen and main living spaces. Following a theme of contemporary decor and high level ceilings throughout, the sitting room leads off to your right hand side, with twin double glazed sash windows to front setting the tone the Georgian style throughout the property. The spacious room offers continued wood effect floor underfoot, with various configurations for soft furnishings and a television. Sitting opposite, a separate study can be found with a front facing sash window, continued wood effect flooring and a built-in understairs storage cupboard. Stretching across the rear of the property, the kitchen/dining room can be found with an extensive range of built-in storage including an inset electric ceramic hob and twin built-in electric ovens with wood effect work surfaces creating a breakfast bar area complete with inset power. Further appliances include a fridge, freezer and dishwasher which are integrated, with recessed spotlighting around the work surface, and wood effect flooring underfoot. There is ample space for a dining table, whilst a window faces to rear and bi-folding doors open up to the rear patio creating the ideal summer living space when entertaining and for general family living. A separate utility room can be found with space for laundry appliances including a washing machine and tumble dryer, with further wood effect work surfaces and a cupboard housing the wall mounted gas fired central heating boiler.

A door takes you to the rear garden whilst a door also takes you to a ground floor W.C with half tiled walls - this contemporary room offers a white two piece suite with wood effect flooring underfoot.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with a loft access hatch above, where doors take you to the four bedrooms and family bathroom. The family bathroom offers a half tiled room with a white contemporary three piece suite including a wall mounted hand wash basin, whilst a mixed shower tap can be found over the bath. The room is completed with a heated towel rail. The bedrooms are all finished with fitted carpet whilst the front facing bedrooms include sash windows and high ceilings. The main family bedroom offers woodland views and is complete with fitted carpet and a built-in double wardrobe with sliding mirrored doors, with a door taking you to a private en suite - also finished with half tiled walls and complete with a contemporary white three piece suite including a double shower cubicle with a twin head thermostatically controlled rainfall shower and a heated towel rail.

AGENTS NOTES

We understand a service charge will be applicable to the property once the development is completed. Please seek legal advice on this matter prior to agreeing a purchase. The vendor advises the property has access to Fibre Broadband via the Open Fibre Network instead of traditional Openreach Services, where a choice of suppliers exist. The central heating is controlled independently by each floor via Google Nest Thermostats.







THE GREAT OUTDOORS

Having been fully landscaped to make use of the private non-overlooked rear aspect, the garden enjoys a woodland view to the rear. The sweeping patio extends from the kitchen bi-folding doors, wrapping around a planted central bed, with ample space for a dining table adjacent. Fully enclosed with timber panelled fencing, planted borders run to the side, with outside lighting, power and water supplies installed. Further space can be found to the rear of the garage, with a gate to the driveway and a side access door to the garage - complete with an up and over door to front, storage above, power and lighting.

FIND US

Postcode : NR14 6GF

What3Words : ///derailed.magically.quiet

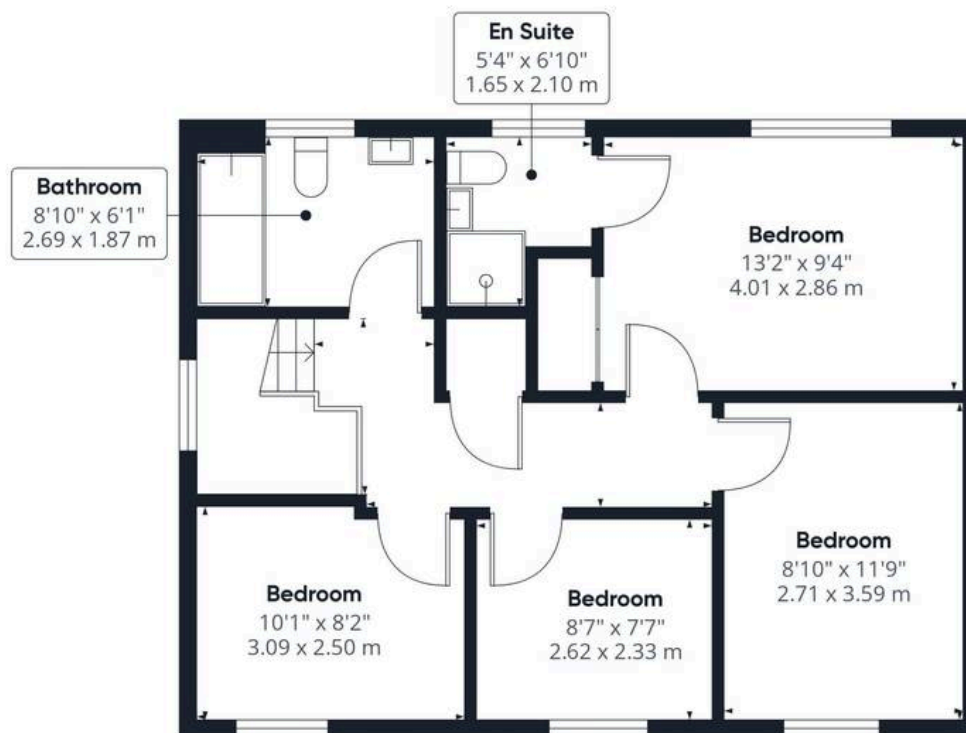
VIRTUAL TOUR

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





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1130.74 ft²

105.05 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.

GIRAFFE360



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