



Loddon Road, Norton Subcourse - NR14 6RT



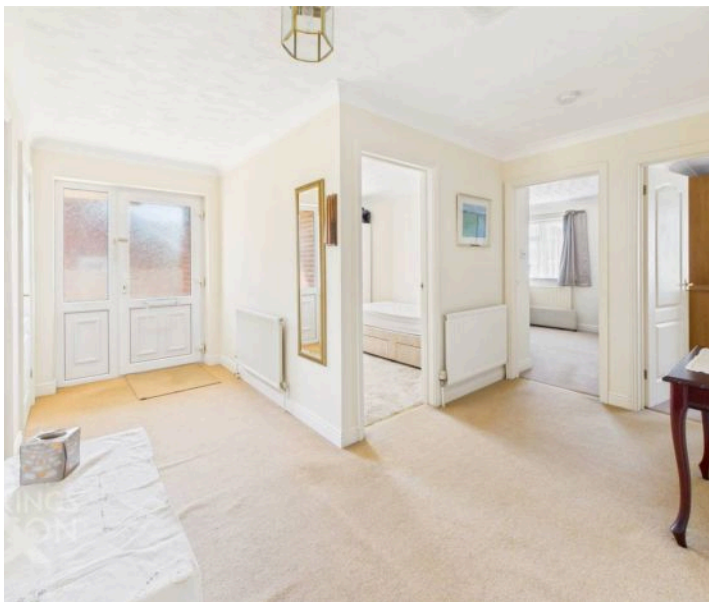


## Loddon Road

Norton Subcourse, Norwich

NO CHAIN. A fantastic opportunity presents itself with this DETACHED BUNGALOW, occupying an approximate 0.19 ACRE PLOT (stms), backing onto OPEN FIELDS. Offering a wealth of POTENTIAL subject to planning, the property boasts approximately 1169 Sq. ft (stms) of accommodation. The property comprises WELCOMING HALL ENTRANCE, inviting 18' SITTING ROOM with PATIO DOORS leading to the rear GARDEN, alongside a spacious 13' KITCHEN and separate DINING ROOM which offers the potential to create a stunning OPEN PLAN LAYOUT.

Accommodation within the bungalow includes THREE BEDROOMS, family bathroom, and an EN SUITE SHOWER ROOM to the main bedroom, catering to the needs of a variety of buyers seeking a peaceful and scenic abode. THE GREAT OUTDOORS beckons at this property, as the rear garden provides a serene escape with picturesque field views that extend beyond the eye can see. Featuring a two-tiered expanse of lawns, complemented by an assortment of mature planting, shrubbery, and trees, this outdoor haven is perfect for nature enthusiasts or those seeking privacy and tranquillity.





Council Tax band: D

Tenure: Freehold

Norton Subcourse is a small rural village located South East of Norwich within close proximity to the larger village of Loddon and Market Town of Beccles. Surrounded by open countryside and spectacular walks all year round, the neighbouring village of Thurlton boasts a local shop, public house and primary schooling. Regular bus and excellent road links provide easy access to the nearby villages, Norwich City Centre and across to Haddiscoe/St Olaves for boating on the Norfolk Broads.

#### SETTING THE SCENE

Screened from the road behind mature highway hedging, a sweeping shingle driveway opens up providing ample off road parking and turning space with access to the main porch entrance and detached garage. Raised beds and a lawn area can be found, all of which have been well maintained, with a gated access leading to the rear garden and useful storage space to the side of the garage.



## THE GRAND TOUR

Once inside, the hall entrance offers an ideal meet and greet space with fitted carpet underfoot and a built-in airing cupboard, with loft access hatch above. A further built-in cloaks cupboard can be found with doors leading off to the bedroom and living accommodation. Immediately to your right as you enter is the main sitting room with dual aspect views via the side facing window and rear facing sliding patio doors which enjoy garden and field views beyond. With fitted carpet underfoot and a further door taking to the adjacent dining room, there is potential to open plan into the adjacent kitchen. The dining space includes fitted carpet and a rear facing uPVC window, with the kitchen itself offering a u-shaped arrangement of built-in wall and base level units with space for an electric cooker and general white goods including a washing machine and dishwasher, with the fridge freezer built in. Tiled flooring runs underfoot, and tile splash-backs run around the work surface, with a side facing window and door, and floor standing oil fired central heating boiler. The family bathroom offers a white three piece suite including a hand wash basin set within a vanity unit with storage cupboard below, with tiled splash-backs and fitted carpet, with the three bedrooms including the main bedroom all with fitted carpet and uPVC double glazing. An en suite leads off the main bedroom with a white three piece suite including a double shower cubicle with electric shower, tile splash-backs, built-in storage at the hand wash basin and window to side.

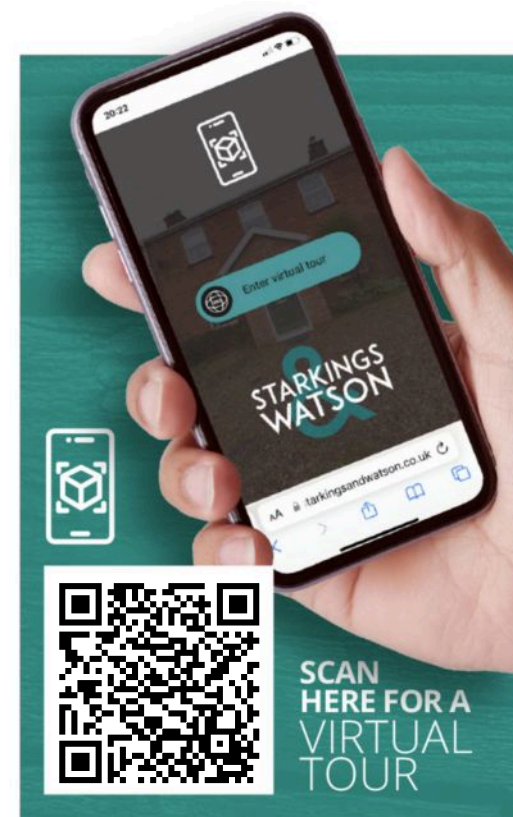
## FIND US

Postcode : NR14 6RT

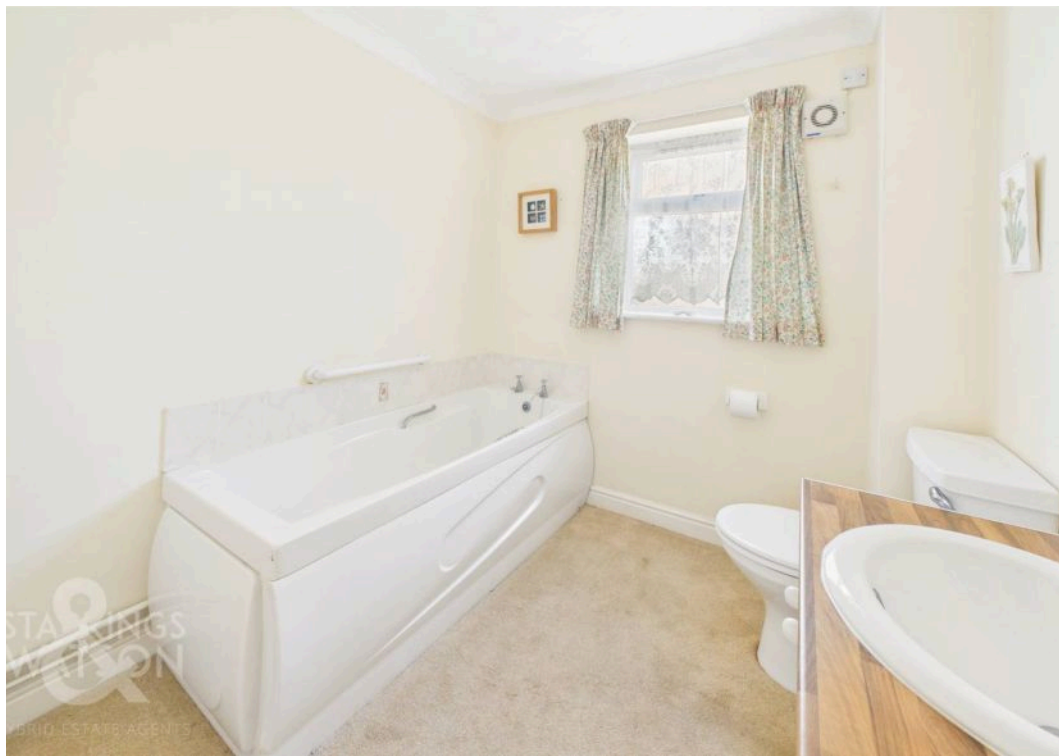
What3Words : ///small.volunteered.clincher

## VIRTUAL TOUR

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







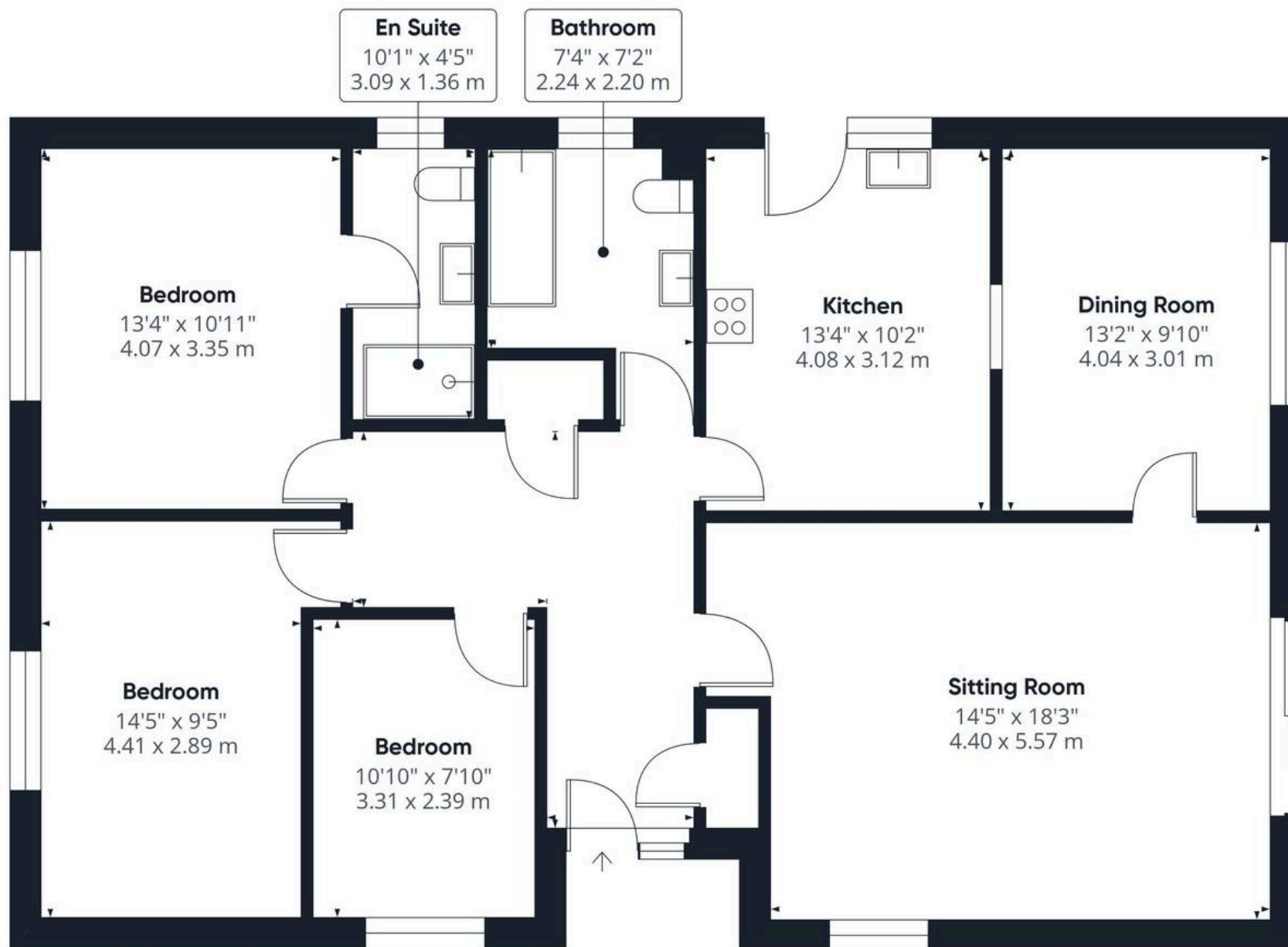




## THE GREAT OUTDOORS

The rear garden enjoys field views beyond, offering a two tiered section of lawned expanse with a wide variety of mature planting, shrubbery and trees. The garden is enclosed with timber panel fencing with a useful built-in storage shed, concealed oil tank, gated access to front, and door to the garage. The garage offers an up and over electric door to front, window to rear, door to side, storage above, power and lighting.





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

1169 ft<sup>2</sup>

108.6 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 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 are 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.