



Leman Close, Loddon - NR14 6LJ





## Leman Close

Loddon, Norwich

NO CHAIN. This EXTENDED semi-detached home boasts over 1240 Sq. ft (stms) of accommodation, with a SPACIOUS LIVING experience, this property features THREE RECEPTION ROOMS, kitchen/breakfast room, UTILITY SPACE, and W.C. With the GARAGE CONVERSION providing additional STORAGE potential, this home is perfect for a growing family or those who love to entertain.

Upstairs, FOUR BEDROOMS lead off the landing, with a SHOWER in the main bedroom, and a FAMILY BATHROOM. Enjoy the benefits of RECENT UPDATES including REPLACEMENT WINDOWS and DOORS, re-roofing works with insulation, and a replacement CENTRAL HEATING BOILER in 2023. Plus, with PLANNING PERMISSION to EXTEND to the rear, the possibilities are endless. Be amazed by the EXTENSIVE REAR GARDENS that back onto GREEN SPACE. This outdoor oasis features a large PATIO AREA perfect for al fresco dining or relaxing in the sunshine.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



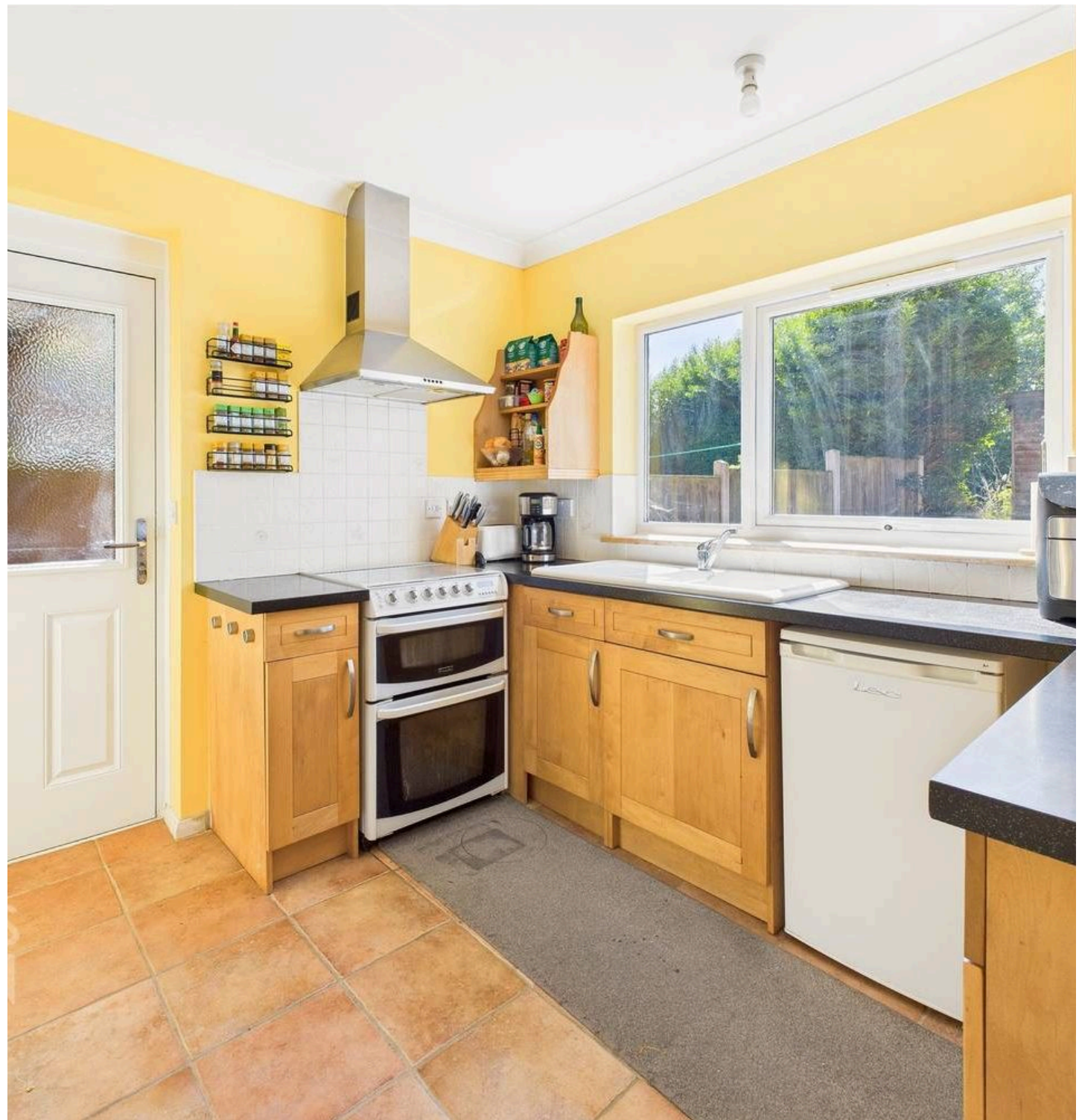


- No Chain!
- Extended Semi-Detached Home
- Over 1240 Sq. ft (stms) of Accommodation
- Large Garden Backing onto Green Space
- Three Reception Rooms
- Kitchen & Utility Space
- Garage conversion currently a home office or offering storage potential
- Four Bedrooms

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

Set back from the road and approached via a brick weave and shingled frontage, off road parking can be found for several vehicles, with access leading to the main entrance door and gated rear garden.



## THE GRAND TOUR

Once inside, the hall entrance is finished with carpet with stairs rising to the first floor landing, and a door taking you to the main sitting room centred on a feature cast iron wood burner with a front facing uPVC double glazed window and wood effect flooring. This light and bright room offers ample space for soft furnishings whilst being open plan to the adjacent dining room - with a full height window and door leading to the rear garden. The spacious room includes built-in storage shelving to one side with doors leading to the study/snug and kitchen area. Tiled flooring flows through the kitchen space with a u-shaped arrangement of wall and base level units with an inset ceramic sink and drainer unit, with space for a gas cooker and fridge. A walk-in utility room leads off the kitchen providing space for laundry appliances with various storage shelving and work surface space. A window faces to the rear garden and a door takes you to the side access. The garage conversion leads off the kitchen space along with a useful ground floor W.C which includes tiled flooring and a useful built-in storage cupboard. The study/snug sits at the rear of the property with triple aspect views to the two side and rear aspects, with fitted carpet underfoot creating ideal study space. The garage conversion has been used as a home office but is ideal for storage with fitted carpet installed, window to front and side, with a built-in storage cupboard housing the gas fired central heating boiler and electric fuse box.

Heading upstairs, the carpeted landing includes a loft access hatch, which is partially floored and doors leading to the four bedrooms and family bathroom. The family bathroom includes a white four piece suite including storage under the hand wash basin and a walk-in shower cubicle with a thermostatically controlled shower. The main bedroom sits at the front of the property with a range of built-in double wardrobes and a walk-in shower cubicle tucked to one corner creating the opportunity to install a full en-suite.

The second bedroom sits to the rear of the property, with a built-in wardrobe and garden views, with the third and fourth bedrooms being a similar size - with one including a built-in wardrobe with sliding mirrored doors.

## FIND US

Postcode : NR14 6LJ

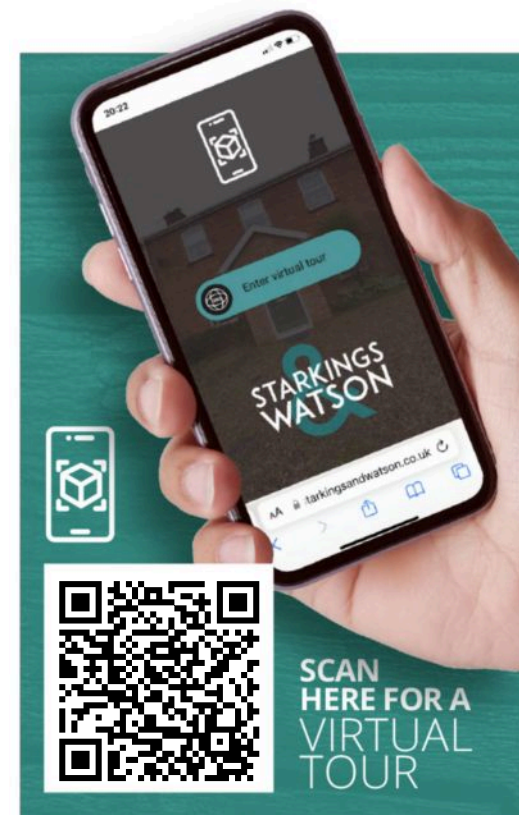
What3Words : ///deflated.rams.hologram

## VIRTUAL TOUR

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

## AGENTS NOTE

The garage conversion doesn't have building regulation approval to be used as living space and is sold as a storage space.











## THE GREAT OUTDOORS

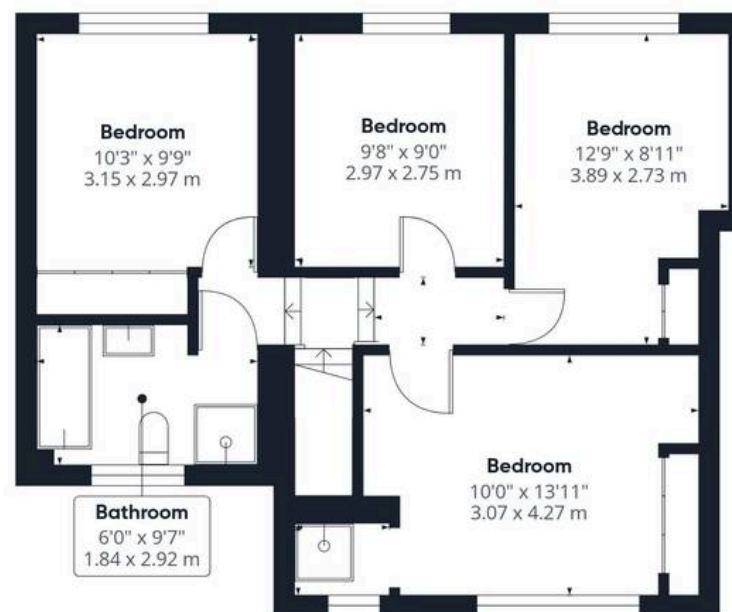
The extensive rear gardens are predominantly laid to lawn with a large patio area which sweeps across the rear of the property, with a raised hard standing area providing space for a timber storage shed, with a low level wall dividing the patio and lawned areas. The garden currently features an apple tree, rhubarb plants and the large feature tree offers walnuts all which can be harvested yearly and has been every year. Enclosed with a range of mature hedging and timber panel fencing, a further storage shed can be found to the end of the garden, whilst gated access leads to the side of the property.







Ground Floor



Floor 1

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

1246 ft<sup>2</sup>

115.9 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 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.