



Oak Avenue, Loddon - NR14 6FT

**STARKINGS  
& WATSON**

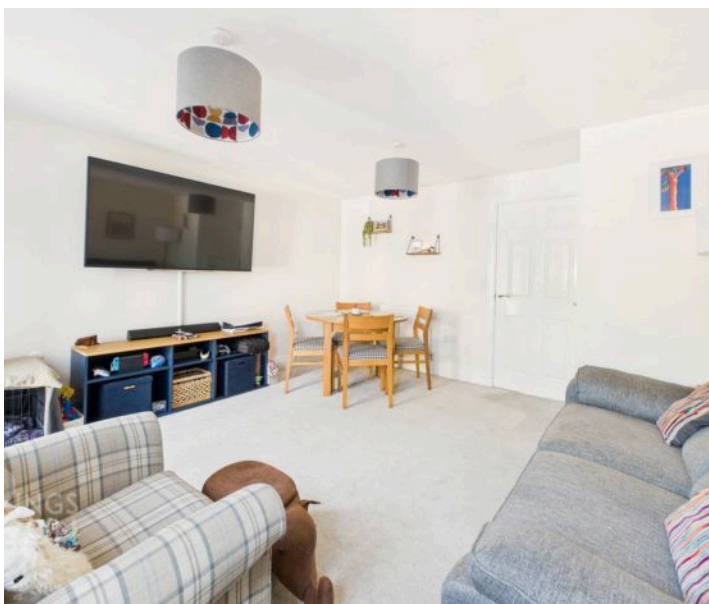
HYBRID ESTATE AGENTS



## Oak Avenue

Loddon, Norwich

NO CHAIN. Step inside this modern 2019 built MID-TERRACE HOME and discover a WELCOMING HALL ENTRANCE leading to a conveniently located W.C. The spacious 13' SITTING/DINING ROOM is perfect for relaxing or entertaining, with FRENCH DOORS leading out to the garden. The KITCHEN is fully fitted with INTEGRATED COOKING APPLIANCES and a built-in FRIDGE FREEZER. Upstairs, the TWO DOUBLE BEDROOMS offer plenty of space for rest and relaxation. The family bathroom features a SHOWER for added convenience. Outside, the LOW MAINTENANCE GARDEN is a tranquil retreat, complete with a COVERED SEATING AREA ideal for enjoying a morning coffee or evening drinks. With a TWIN DRIVEWAY PARKING to the front, this property offers both comfort and convenience in one neat package.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Chain!
- Modern 2019 Built Mid-Terrace Home
- Hall Entrance with W.C
- 13' Sitting/Dining Room
- Two Double Bedrooms
- Family Bathroom with Shower
- Low Maintenance Garden with Covered Seating
- Twin Off Driveway to Front

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

A block paved driveway provides off road parking for two vehicles, with a low maintenance frontage and pathway leading to the entrance door.



## THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet and a recessed barrier mat, with stairs rising to the first floor landing and useful storage space below. Immediately to you right as you enter is the main kitchen with an L-shape arrangement of wall and base level units including integrated cooking appliances with an inset gas hob with glass splash-back and an extractor fan, and built-in eye level electric oven. Matching up-stands run around the work surface with an integrated fridge freezer and space for washing machine. Sitting adjacent, the ground floor W.C can be found with a white two piece suite including half tiled walls to two sides, and wood effect flooring underfoot. The sitting/dining room sits to the rear of the property with garden views through the rear facing window and French doors, with fitted carpet and useful built-in understairs storage cupboard.

Heading upstairs, the carpeted landing includes a loft access hatch with useful storage and built-in airing cupboard, with the two bedrooms - both complete with fitted carpet and two double glazed windows. The front facing bedroom also includes a built-in storage cupboard. Completing the property is the family bathroom with a white three piece suite including a panelled bath, with a mixer shower tap over, with tiled splash-backs, wood effect flooring and heated towel rail.

## FIND US

Postcode : NR14 6FT

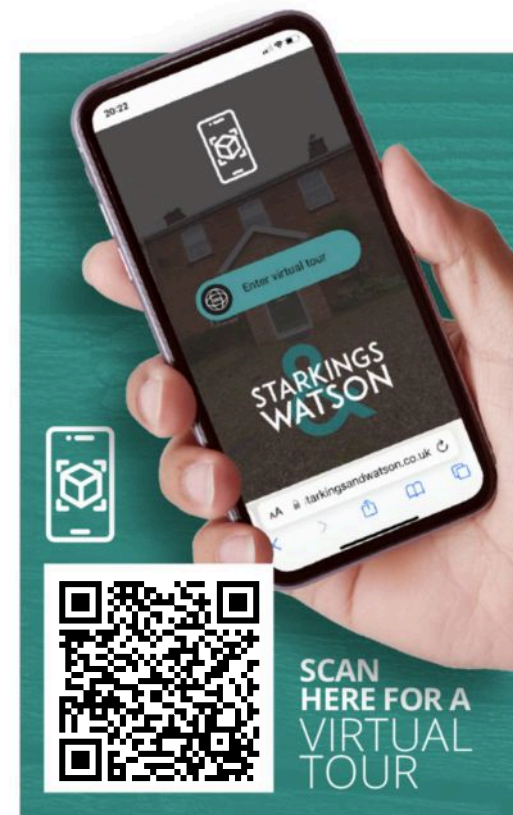
What3Words : ///annual.hovered.never

## VIRTUAL TOUR

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

## AGENTS NOTES

An annual service charge for the upkeep of communal green space is charged in the region of £220 PA.



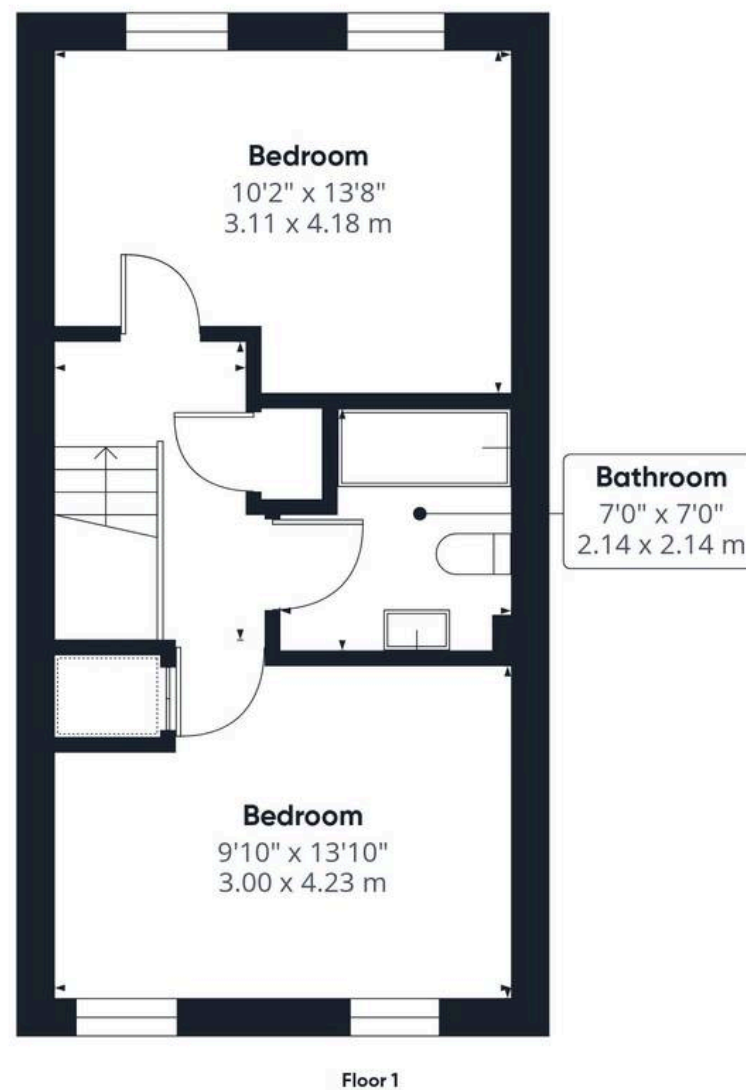
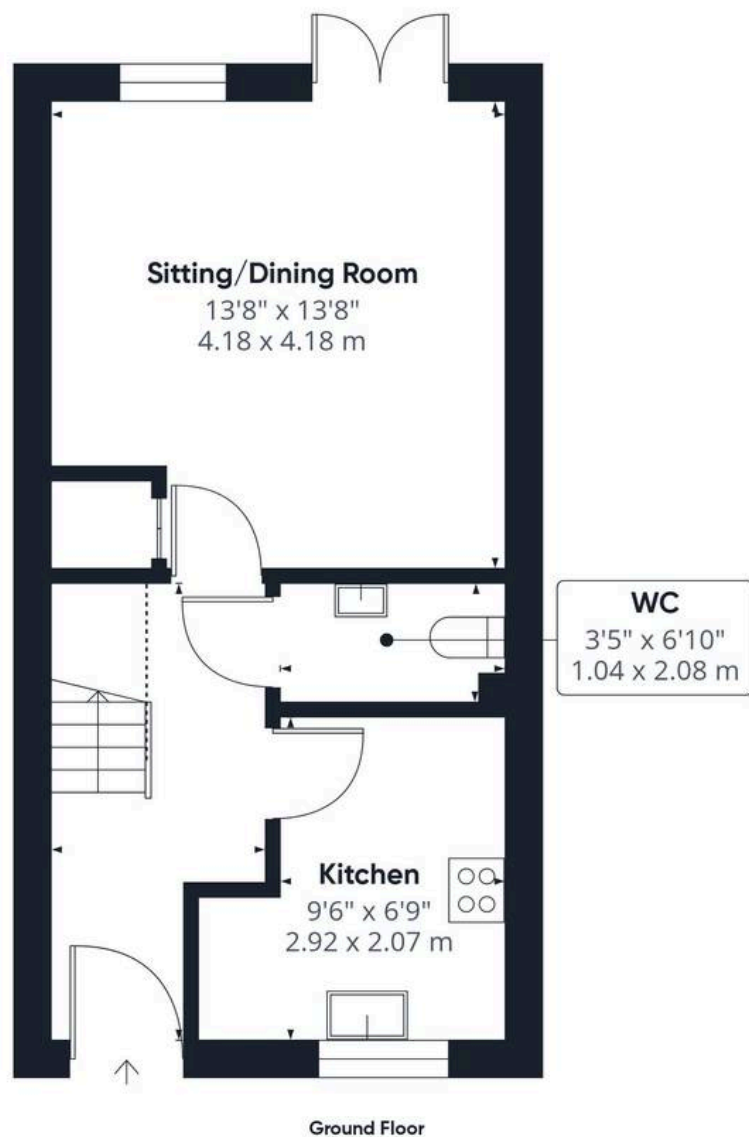




## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing having been landscaped to include a full width patio seating area sitting under a covered timber build pagoda. The central shingled section of the garden offers a pathway to the rear access gate and timber built storage shed.





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

714 ft<sup>2</sup>  
66.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Starkings & Watson Hybrid Estate Agents

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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.