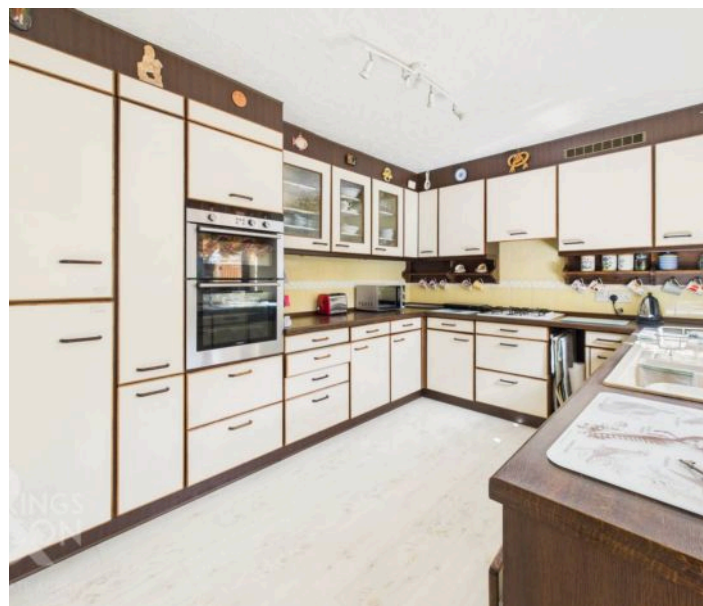




Garden Court, Loddon - NR14 6LP



Garden Court

Loddon, Norwich

NO CHAIN. This DETACHED COTTAGE STYLE CHALET HOME, is conveniently located near Loddon High Street, with PRIVATE WALLED GARDENS, GARAGE and PARKING. Offering a delightful oasis boasting approximately 1117 Sq. ft (stms) of accommodation, the property presents a WELCOMING HALL ENTRANCE, 17' DUAL ASPECT bay-fronted sitting room, bay-fronted DINING ROOM, and a WELL-APPOINTED KITCHEN. An additional GARDEN ROOM leads from the kitchen creating a further DINING or LIVING SPACE, with potential to use the DINING ROOM as a ground floor bedroom - served by a convenient SHOWER ROOM sitting to the rear. Heading upstairs reveals TWO FIRST FLOOR DOUBLE BEDROOMS, promising comfortable living quarters with plenty of natural light and an ARRAY of BUILT-IN STORAGE. The residence exudes character and warmth, with the added benefit of the WALLED GARDEN. With a harmonious blend of GREENERY and LOW MAINTENANCE DESIGN, a pathway leads to a raised patio seating area nestled beneath a charming timber built pagoda. The residents car park houses a SINGLE GARAGE, accompanied by an adjacent parking space and SECONDARY GARDEN section ideal for cultivation or relaxation.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Cottage Style Chalet Home
- Close to Loddon High Street
- Approx. 1117 Sq. ft (stms) of Accommodation
- 17' Dual Aspect Sitting Room
- Kitchen, Dining Room & Conservatory
- Shower Room with Potential for Ground Floor Bedroom
- Two First Floor Double 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

Situated at the end of the cul-de-sac close to a pedestrian walkway through to the main high street, the property enjoys an attractive exterior with a low level timber picket fence enclosing the courtyard style frontage.



With mature trees, shrubbery and patio seating, this peaceful front garden enjoys a sociable aspect. The parking and garage can be found within the residents car park, with a pathway and porch taking you to the main entrance door.

THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet with stairs rising to the first floor landing and useful storage built-in below. To your right hand side the formal sitting room can be found, with a front facing bay window and further window overlooking the rear garden. A feature brick built fireplace with a tiled hearth creates a focal point to the room, with ample space for soft furnishings. Across the hallway a formal dining room can be found - also suited as an ideal ground floor bedroom or study space, with fitted carpet and further front facing bay window. Tucked behind the stairs, a ground floor shower room complete with a three piece suite includes storage under the hand wash basin, with tiled splash-backs. The kitchen offers extensive storage within the u-shape arrangement of wall and base level units with integrated cooking appliances, including an inset gas hob and built-in eye level electric double oven, with integrated fridge freezer, washing machine and dishwasher. Tiled splash-backs run around the work surface with wood effect flooring underfoot, whilst a window and door face to the rear. The garden room leads off providing an extension to the living space, with full height windows to three aspects and a door leading out to the rear garden. Ideal as a seating or dining area, this versatile room enjoys a light and bright private aspect.

Heading upstairs, the carpeted landing includes built-in eaves storage, with doors leading into the two bedrooms. The main bedroom includes a built-in range of wardrobes and storage units. The front facing window offers attractive views across the cul-de-sac. The first floor shower room sits adjacent with a three piece suite including a walk-in double shower cubicle and electric shower, with tiled splash-backs and rear facing velux window.

The second bedroom is finished with fitted carpet, and offering a further extensive array of built-in storage units and wardrobes.

FIND US

Postcode : NR14 6LP

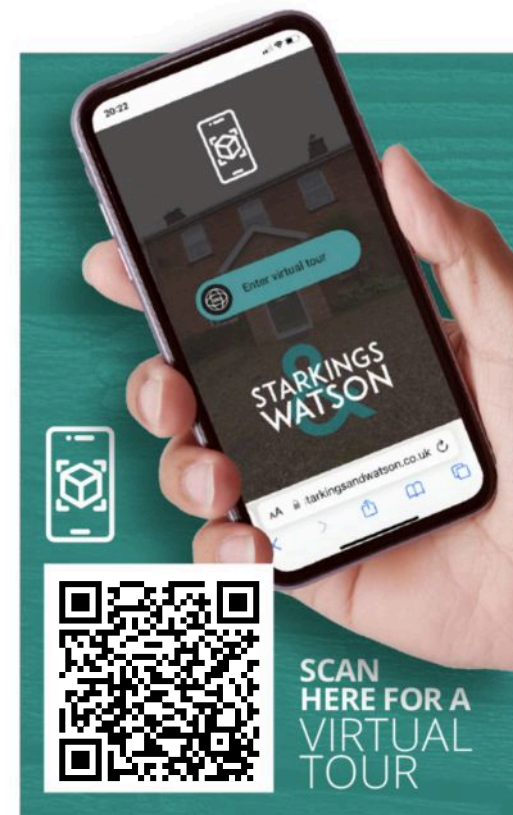
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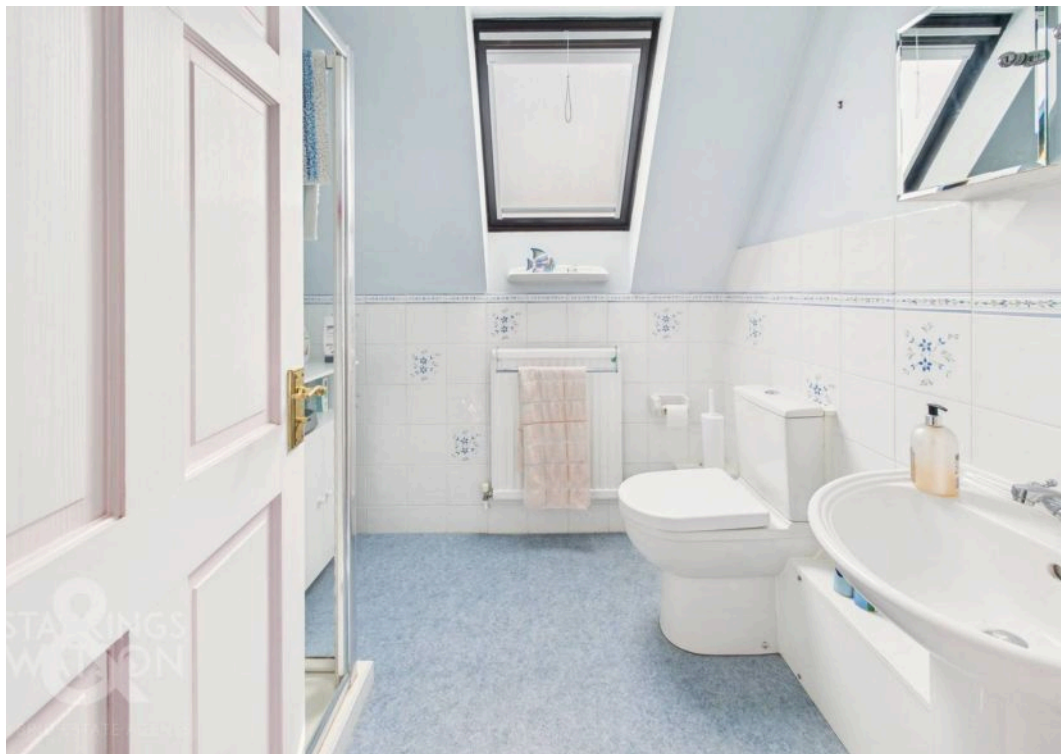
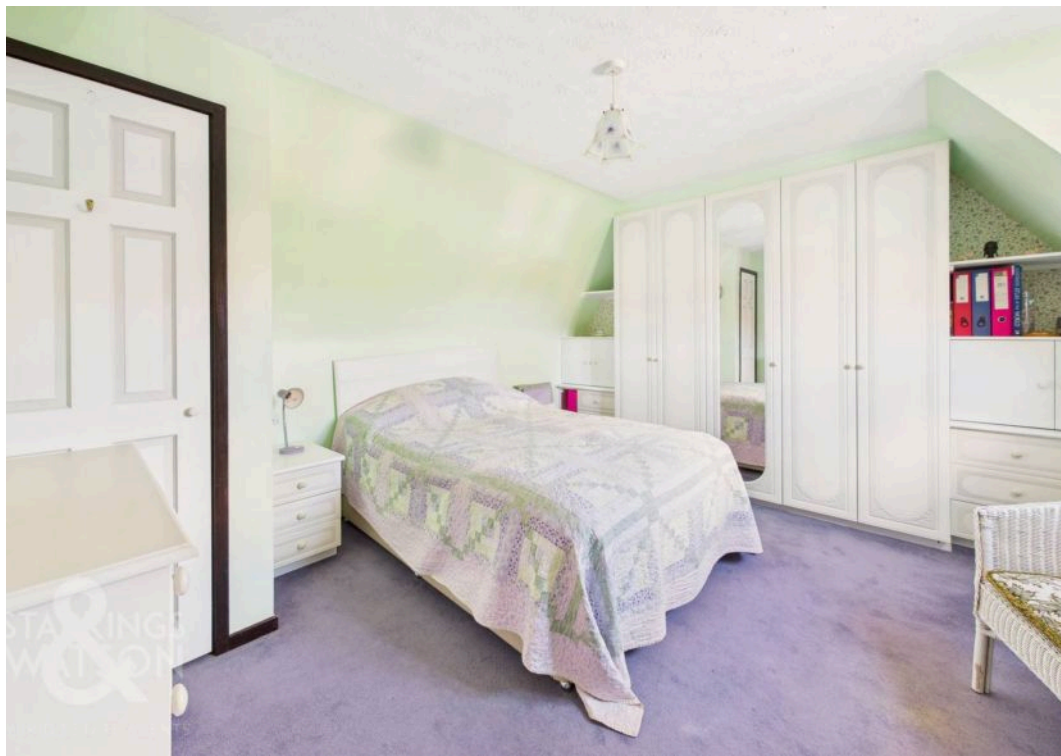
VIRTUAL TOUR

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

AGENTS NOTE

The second section of garden in the residents car park is held on a separate land registry title deeds. The property includes a water softener.



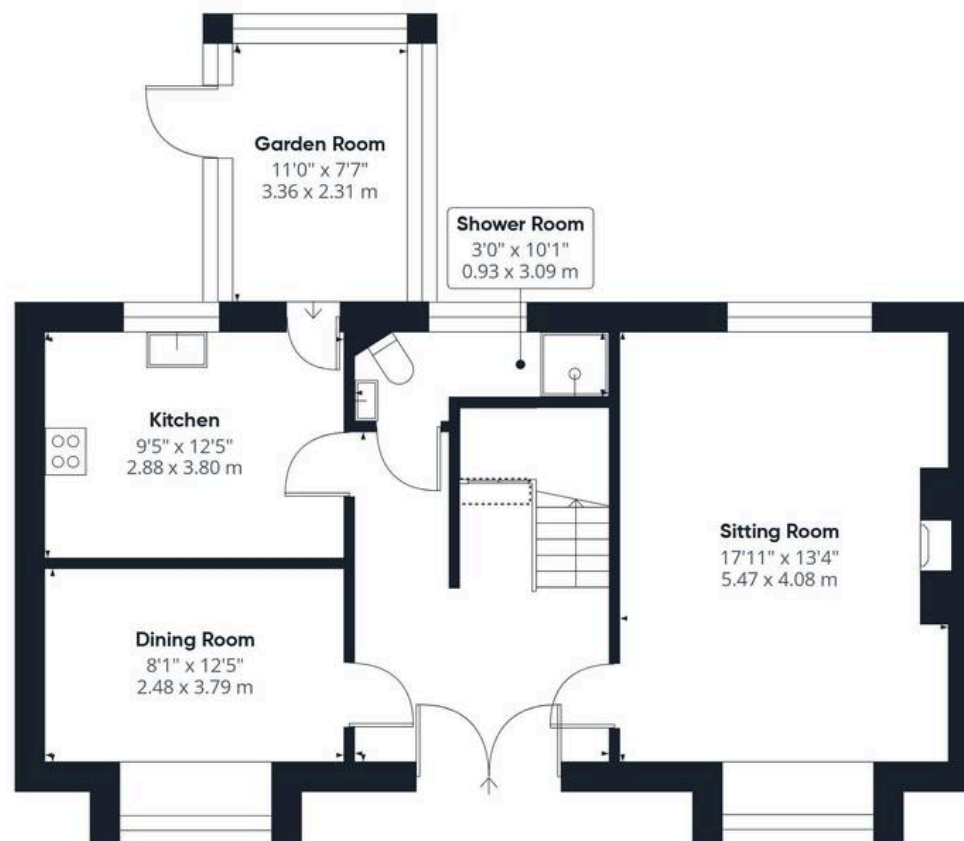




THE GREAT OUTDOORS

The rear garden offers an array of planting and shrubbery, with a low maintenance style finish, including a pathway to a raised patio seating area - sitting under a timber built pagoda, with brick wall boundaries. A feature shingled area sits to the centre whilst a useful timber built shed offers storage. Within the residents car park, a single garage can be found with an up and over door to front and storage above, with an adjacent parking space and garden area. An ideal vegetable garden or quiet seating area, the space is perfect for a keen green fingered gardener or those seeking more parking potential.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1117 ft²

103.9 m²

Reduced headroom

36 ft²

3.4 m²

(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



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