



Holly Close, Loddon - NR14 6GE



Holly Close

Loddon, Norwich

NO CHAIN. This 2023 built LUXURY DETACHED BUNGALOW of over 1460 Sq ft (stms) offers a GRAND FACADE, and tucked away SETTING at the rear of the development, with LARGE PRIVATE LANDSCAPED GARDENS, off road PARKING and a DOUBLE GARAGE with electric door. Designed in a CLASSICAL and ELEGANT STYLE, with a HIGH SPECIFICATION finish, the property is EXQUISITE in its presentation, and ideal for those seeking a HIGH SPECIFICATION and EASY TO MAINTAIN home. The attention to detail internally is impeccable, with HIGH CEILINGS, solid and wide internal doors, brushed CHROME SOCKETS and switches, and SASH WINDOWS to front. Once inside, the LIGHT and BRIGHT HALL ENTRANCE offers doors to the OPEN PLAN KITCHEN/FAMILY ROOM with GRANITE SURFACES and BI-FOLDING DOORS to the garden, utility room and SITTING ROOM - complete with DUAL ASPECT WINDOWS and a WOOD BURNER. THREE DOUBLE BEDROOMS lead off the hall way, all with BUILT-IN WARDROBES, and two including EN SUITE SHOWER ROOMS. The family bathroom with a separate shower completes the internals. The property offers an NHBC warranty until 2033.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Elegant 2023 Built Bungalow
- Approx. 0.22 Acre Plot (stms)
- Over 1460 Sq. ft (stms) of Accommodation
- Kitchen with Bi-folding Doors & Granite Surfaces
- Dual Aspect Sitting Room with Wood Burner
- Three Double Bedrooms
- Two En Suites & Family Bathroom
- Double Garage & Private Gardens

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

With its grand facade and pillared entrance, the property sits back from the road with well manicured front lawned gardens, and an array of planting. The large sweeping brick-weave driveway offers substantial off road parking for up to 10 cars as well as turning space, with access to the detached garage.

THE GRAND TOUR

Stepping inside, the glazed front door floods the room with extra natural light with herringbone style flooring running through the hall entrance, complete with recessed spotlighting and a loft access hatch above. A built-in double cupboard and further single cupboard offer storage, with doors leading to the bedroom and living accommodation. To your right hand side, the front facing dual aspect sitting room can be found with sash windows to the front and side, and a feature fireplace with an inset cast iron wood burner and fitted carpet underfoot. This light and bright room offers high ceilings and creates the ideal cosy snug room during the winter months and an open entertaining space during the summer. The adjacent kitchen/family room is open plan with an extensive array of built-in storage units with granite work surfaces including pop up power, and a range of integrated appliances including an inset electric ceramic hob with an extractor fan above, and built-in eye level electric oven, microwave combination and warming drawer. Further built-in appliances include a fridge freezer and dishwasher. Herringbone style wood effect flooring runs through the space with a run of bi-folding doors opening up to the rear patio which ensures excellent natural light through the space. This open space provides a generous area for seating and a dining table whilst a built in breakfast bar is included within the work surface.

The bedroom accommodation starts with the main double bedroom including twin built-in wardrobes and garden views with fitted carpet underfoot, and a door taking you to a private ensuite with half tiled walls.

The ensuite includes a large walk-in shower cubicle with a thermostatically controlled twin head rainfall shower and a heated towel rail. The second bedroom also enjoys a built-in wardrobe, fitted carpet underfoot with a front facing sash window and private ensuite shower room in a matching style. The ensuite includes a white three piece suite with a thermostatically controlled twin head rainfall shower, half tiled walls and heated towel rail. The third bedroom follows the same style with fitted carpet, built-in wardrobe and front facing sash window whilst being served by the main family bathroom which is at the end of the hallway with half tiled walls. A contemporary white three piece suite can be found including a wall mounted hand wash basin with a mixer shower tap over the bath and heated towel rail. Completing the property is the utility room which houses space for laundry appliances with continued herringbone style wood effect flooring underfoot, granite work surfaces, with room for a washing machine and tumble dryer, whilst a storage cupboard conceals the wall mounted gas fired central heating boiler and a further cupboard acts as an airing cupboard.

FIND US

Postcode : NR14 6GE

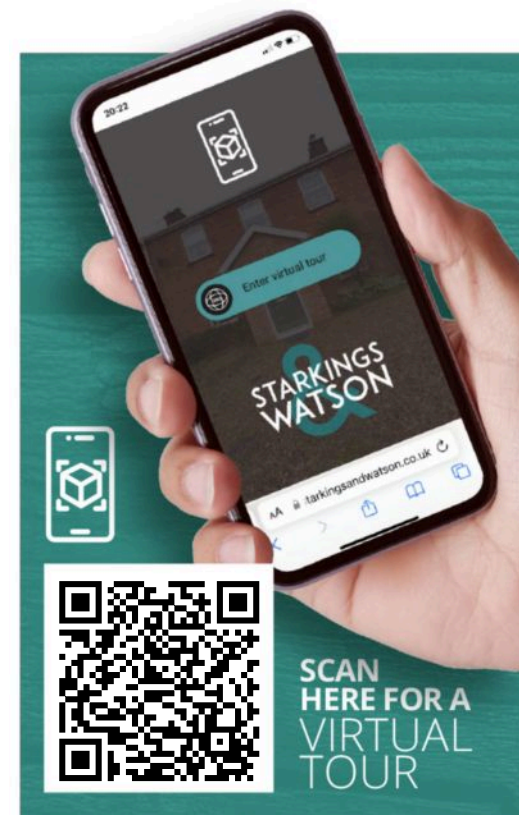
What3Words : ///pylons.challenge.motorist

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £217 is due for the upkeep of communal green space.



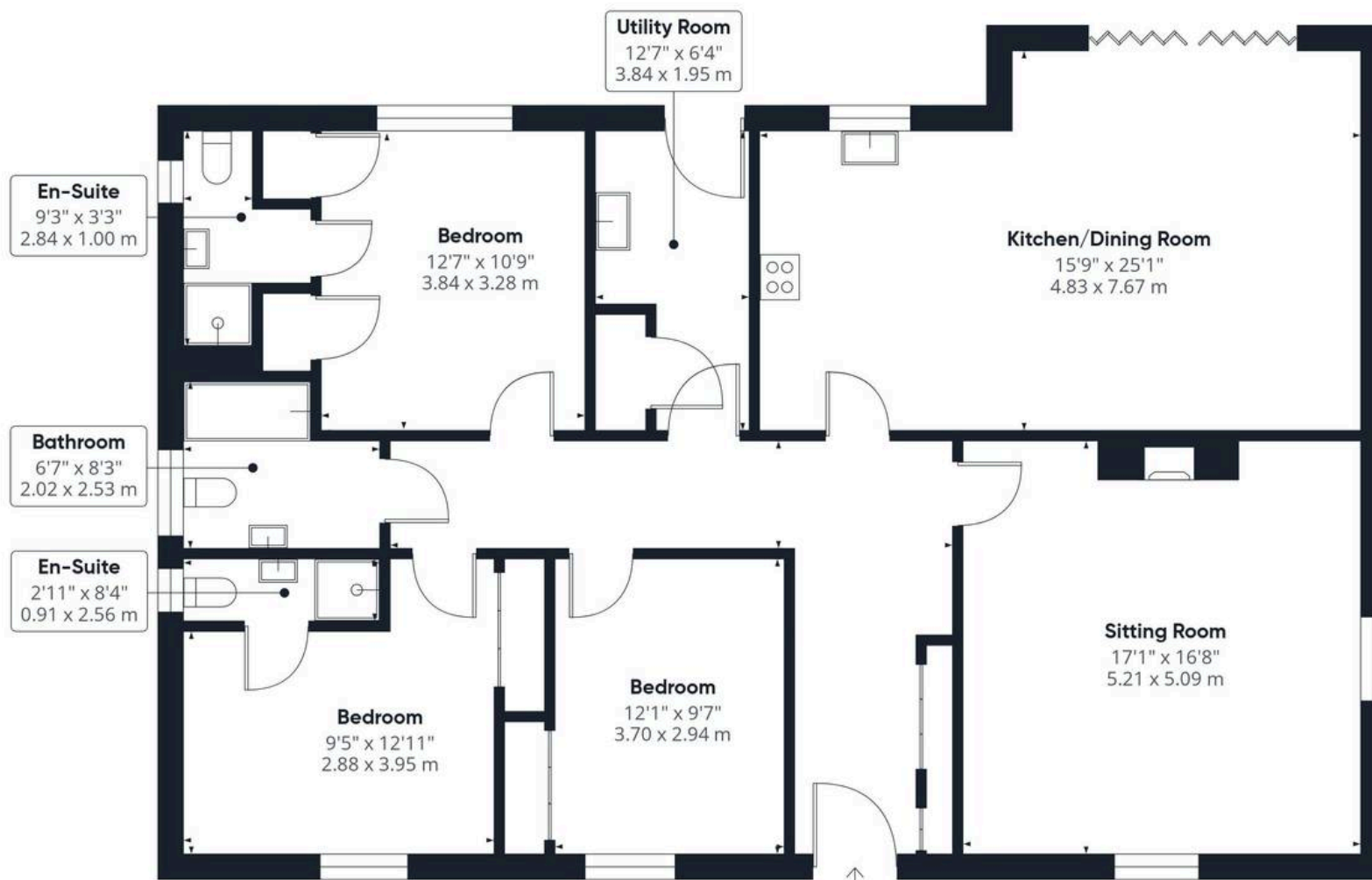




THE GREAT OUTDOORS

Fully landscaped to include a large patio area which extends from the bi-folding doors within the kitchen, the rear garden is mainly laid to lawn, and enclosed with a mixture of timber panel fencing and brick walling. A pathway runs from the rear of the bungalow to the side access gate and garage beyond. Various planting has been introduced to the garden with huge potential for any further purchaser. The double garage offers an electric door to front, door to side, storage above, power and lighting. Outside lighting and a water tap have been installed.





Approximate total area⁽¹⁾

1461 ft²

135.5 m²

(1) Excluding balconies and terraces

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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