



Homebred Lane, Loddon - NR14 6UY



Homebred Lane

Loddon, Norwich

NO CHAIN. This EXTENDED semi-detached home BACKS onto GREEN SPACE with a TREE LINED ASPECT. Ample PARKING on the brick-weave drive can be found, along with a SINGLE GARAGE. The porch entrance leads into a warm and inviting interior including a ground floor W.C, opening to a hall, featuring a spacious 13' SITTING ROOM, perfect for relaxation. The 15' KITCHEN/DINING ROOM is ideal for entertaining guests and enjoying family meals, with space for white goods, USEFUL BUILT-IN STORAGE and GARDEN ACCESS. This home boasts THREE BEDROOMS, each equipped with REMOTE CONTROLLED BLINDS for added convenience. A modern central heating system with a 2023 INSTALLED gas fired BOILER ensures comfort throughout the property. Meticulously landscaped rear gardens include a SPLIT LEVEL DESIGN, providing a shingled expanse with mature planting and brickwork detailing, creating a serene outdoor retreat. A patio at the rear offers a delightful alfresco dining space, with steps leading down to a further patio area perfect for relaxing in the sunshine.

Council Tax band: B

Tenure: Freehold



- No Chain!
- Extended Semi-Detached Home
- Backing Onto Green Space
- Central Heating with 2023 Installed Gas Boiler
- Porch Entrance with W.C
- 15' Kitchen/Dining Room
- Three Bedrooms with Remote Controlled Blinds
- Low Maintenance Split Level 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

Approached via an attractive, well maintained frontage, a brick weave driveway offers tandem parking for several vehicles, with access leading to the garage beyond. The front garden is laid to shingle, with a variety of planting, with a hard standing footpath leading across the front of the property. Gated access leads to the rear garden, whilst a step and door take you to the entrance.



THE GRAND TOUR

Finished with tiled flooring and underfloor heating, a side facing window ensures excellent natural light with space for coats and shoes, with a door taking you to the main entrance hall, and a door to the useful ground floor W.C finished with a white two piece suite and tiled splash-backs. Tiled effect flooring with underfloor heating flows into the space with an electric roller blind installed to the front facing window. The main hall entrance continues with wood effect flooring and a side facing window, with electric fuse box and stairs rising to the first floor landing. The main sitting room leads off with a front facing window, continued wood effect flooring and a door taking you into the kitchen - complete with a u-shaped arrangement of wall and base level units. The kitchen offers integrated cooking appliances with an inset gas hob and built-in electric oven, with wood effect work surfaces and space for general white goods, including a fridge freezer, washing and dishwasher. The rear facing French doors and a window offer garden views, with a wall mounted gas fired central heating boiler located to one side. A useful storage cupboard can be found under the stairs, with ample space for a dining table to one side.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, side facing window and loft access hatch above. Doors lead off to the three bedrooms - all of which are finished with fitted carpet and remote controlled electric blinds. The front facing main double bedroom includes a range of built-in storage cupboards and wardrobes with the main family bathroom, having been updated to include useful storage under the hand wash basin and a panel bath, with a mixer shower tap and digital Aqualisa thermostatically controlled shower, with a glazed shower screen and tiled splash-backs. The front facing window includes an electric remote controlled blind with wood effect flooring underfoot and a heated towel rail.

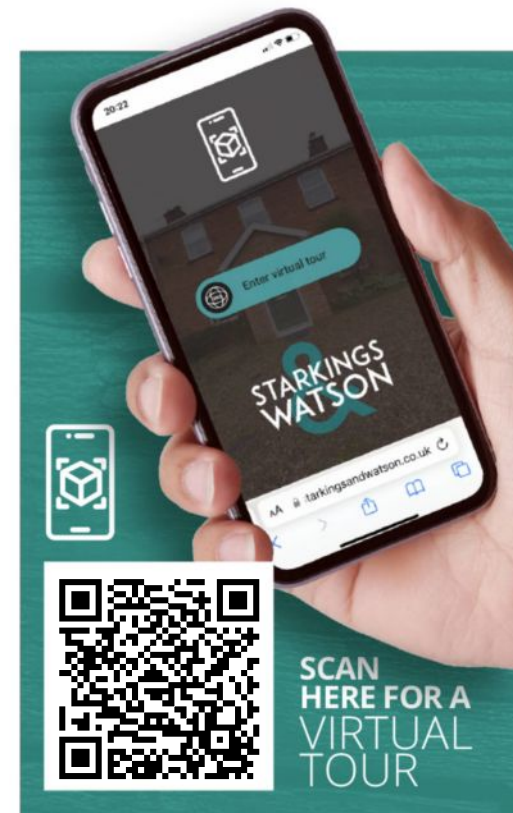
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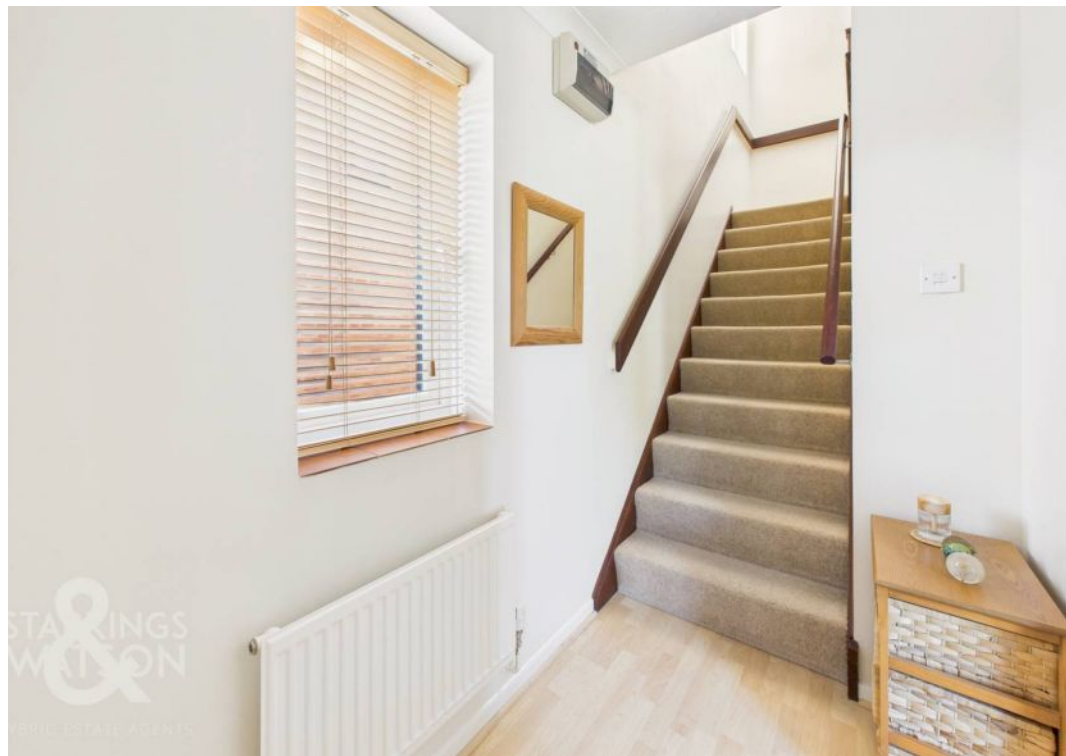
Postcode : NR14 6UY

What3Words : ///lizards.corrects.drill

VIRTUAL TOUR

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







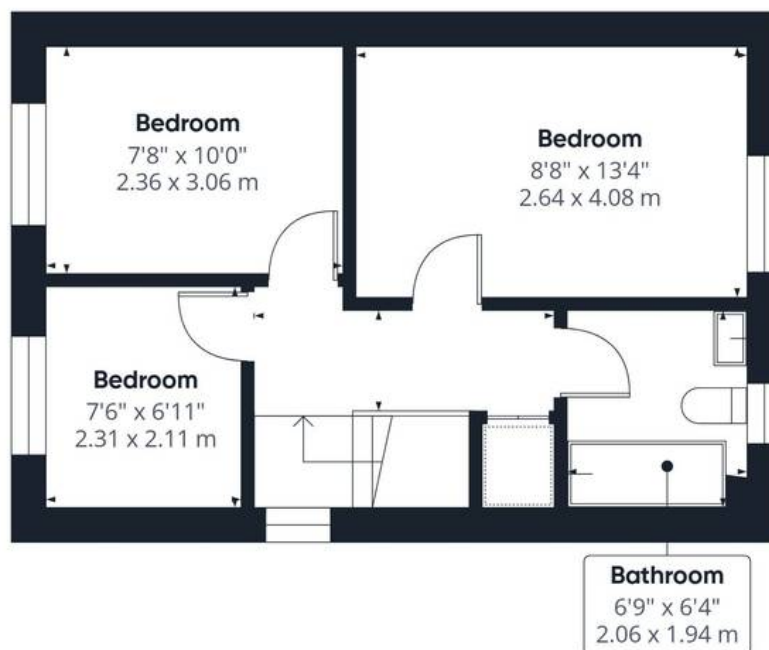
THE GREAT OUTDOORS

The rear garden has been well maintained and landscaped to create a split level design, with a main shingled expanse with mature planting and brickwork detailing. Located to the rear of the property, a patio offers outside seating space with steps leading down to a further patio seating area with a useful timber built storage shed and enclosed fence boundaries. The garden offers a wealth of mature planting and shrubbery, with gated access to the driveway and useful side door to the garage. The garage offers an up and open door to front, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

723 ft²

67.1 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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