



The Walks, Loddon - NR14 6LN



The Walks

Loddon, Norwich

NO CHAIN. This semi-detached HOME is conveniently located near a range of AMENITIES and SCHOOLING, boasting approximately 1094 sq. ft (stms) of living space. Step inside to discover a PORCH and HALL ENTRANCE, leading to the spacious 19' SITTING ROOM which leads seamlessly into a bright CONSERVATORY, creating the perfect setting for relaxation and entertainment. The FULLY FITTED KITCHEN is a culinary delight with EXTENSIVE WORK SURFACE and STORAGE SPACE, while the ground floor offers a versatile study/dining room and W.C. Upstairs, THREE WELL PROPORTIONED BEDROOMS await, complemented by a MODERNISED and UPDATED FAMILY BATHROOM - complete with a shower. Outside, the enclosed and secluded gardens provide a lawned space, ideal for play, alfresco dining, or hosting gatherings.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:



- No Chain!
- Semi-Detached Home Close to Amenities
- Approx. 1094 Sq. ft (stms)
- 19' Sitting Room & Conservatory
- Fully Fitted Kitchen & Ground Floor Study/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed & Secluded 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 a low maintenance courtyard style frontage, the space is finished with brick-weave, enclosed with brick wall surrounds. Residence parking sits opposite, with a path to the main entrance door.



THE GRAND TOUR

Once inside, the porch entrance is finished with tiled flooring for ease of maintenance, with double doors taking you to the main hall entrance, and a door taking you to the ground floor study/dining room - with fitted carpet underfoot, and a rear facing door to the garden. The main hall entrance includes stairs to the first floor landing and fitted carpet underfoot, with doors taking you to living space, kitchen and ground floor W.C - finished with a white two piece suite. The cloakroom includes half tiled walls and useful built-in storage under the hand wash basin. The kitchen offers a u-shaped arrangement of wall and base level units, with space for an electric cooker, tiled splash-backs running around the work surface, dual aspect views via three windows offering a light and bright feel, with wood effect flooring underfoot and space for general white goods. The main sitting room is finished with fitted carpet and includes a side facing window with sliding patio doors taking to the adjoining conservatory. Extending the living space with full height windows and patio doors to rear, the conservatory is complete with fitted carpet underfoot.

Heading upstairs, the carpeted landing includes a front facing window for natural light with a useful built-in airing cupboard and doors taking you to the three bedrooms. The main bedroom includes dual aspect views to front and rear, with useful built-in storage, with a second bedroom enjoying garden views and fitted carpet, and the third bedroom including fitted carpet and a built-in wardrobe. Completing the property is the family bathroom with a white three piece suite including a shaped panelled bath with a mixer shower tap and glazed shower screen, tiled walls, wood effect flooring and heated towel rail.

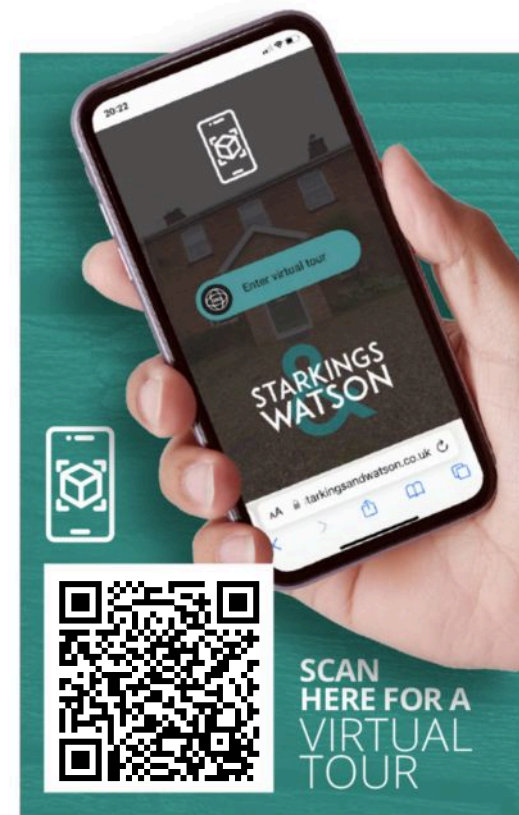
FIND US

Postcode : NR14 6LN

What3Words : ///wired.arena.digested

VIRTUAL TOUR

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



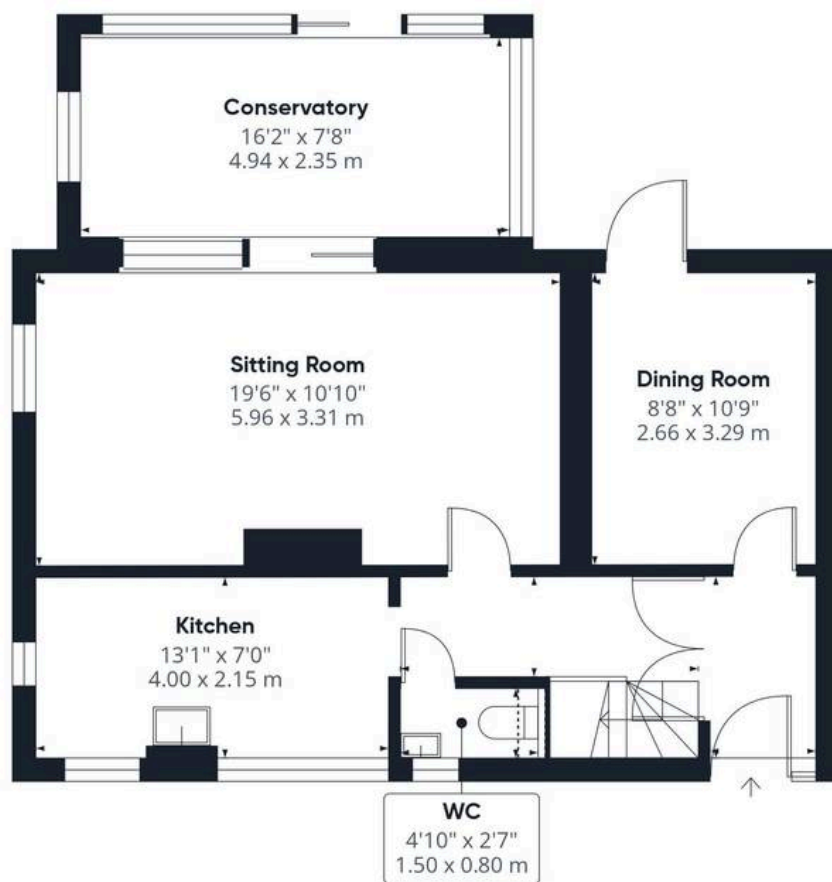




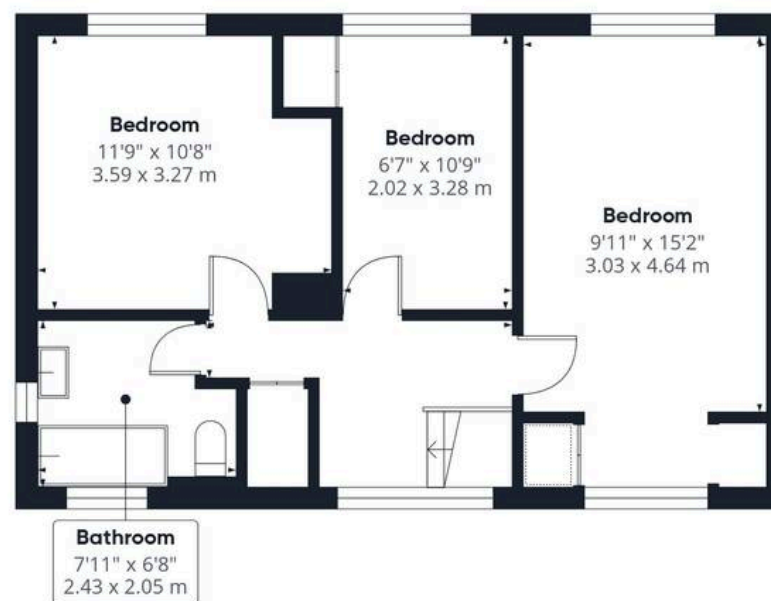
THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to the lawn, with brick walling and timber panel fencing to the boundaries. An array of mature planting and shrubbery can be found, with a useful storage shed to one corner and gated access to one side.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1094 ft²

101.7 m²

Reduced headroom

2 ft²

0.2 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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