



Cannell Road, Loddon - NR14 6DW



Cannell Road

Loddon, Norwich

NO CHAIN. This DETACHED BUNGALOW occupies a SOUGHT AFTER POSITION, situated within WALKING DISTANCE to the vibrant High Street, and close to the A146 for easy TRANSPORT ACCESS. In 2022 a program of updates were completed, with replacement FACIAS, GUTTRING, WINDOWS and DOORS. The accommodation comprises a welcoming hall entrance, spacious 16' BAY-FRONTED SITTING ROOM, perfect for entertaining or relaxing evenings. The equally generous KITCHEN/DINING ROOM also spans 16', with VIEWS across the GARDEN. Tucked away are TWO BEDROOMS, offering privacy and comfort, served by a MODERN SHOWER ROOM. Outside, an enclosed GARDEN provides a tranquil escape, with a NON-OVERLOOKED ASPECT and useful shed/workshop. Residents parking adds to the convenience of this property, with further garden space which is ready for taming.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC



- No Chain!
- Detached Bungalow with Potential (stp)
- Walking Distance to the High Street
- 16' Bay Fronted Sitting Room
- 16' Kitchen/Dining Room
- Two Bedrooms
- Shower Room
- Enclosed Garden & Residents Parking

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 a lawned front garden, a hard standing footpath takes you to the main entrance door. A further pathway leads to the side of the property and communal parking. Parking is provided for several vehicles with further garden areas leading off the car park offering potential, with gated access leading to the rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring for ease of maintenance along with a built-in airing cupboard and loft access hatch. Doors lead off to the main sitting room which offers a bay fronted aspect, with wood effect flooring underfoot and a further door taking you to the adjacent kitchen. The U-shaped arrangement of wall and base level units includes an inset electric ceramic hob, with tiled splash-backs running around the work surface, and wood effect flooring underfoot. Space is provided for general white goods including a fridge freezer and washing machine, with a full height window and door taking you to the rear garden. The two bedrooms are both finished with wood effect flooring for ease of maintenance, with uPVC double glazing. The shower room is finished with a three piece suite with a walk-in double shower cubicle, electric shower with aqua board splash-backs and tiled splash-backs.

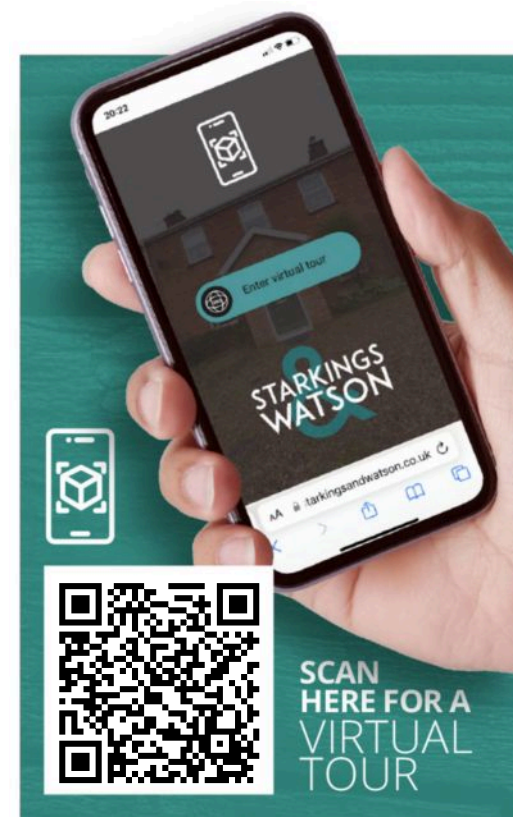
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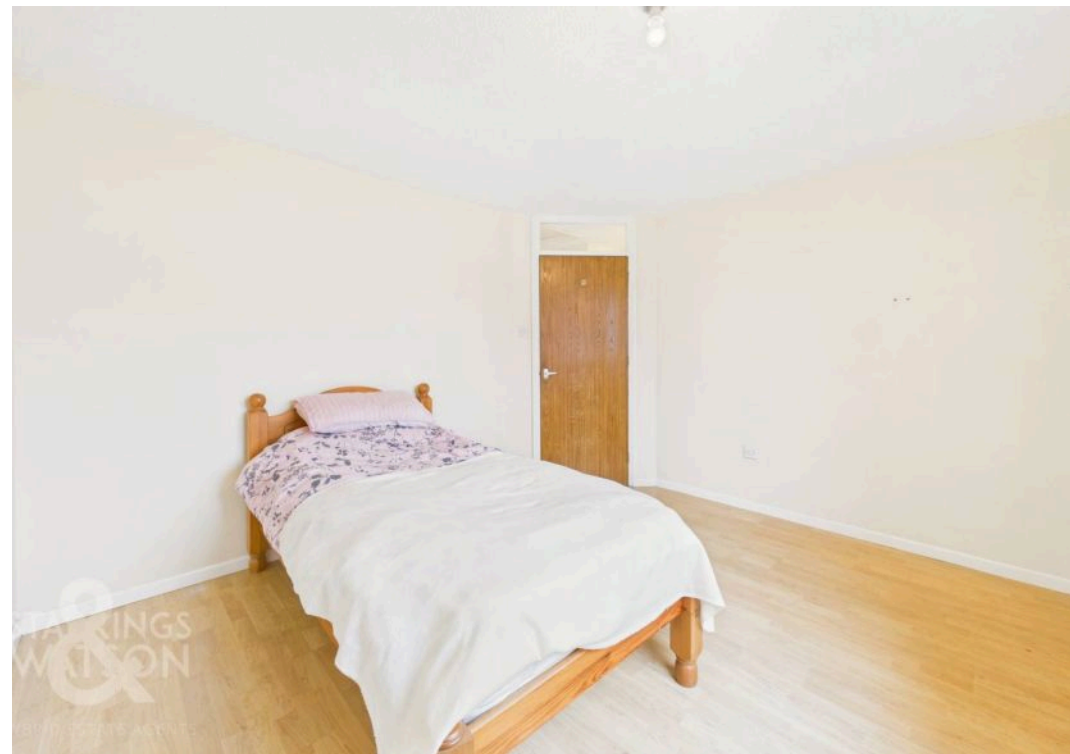
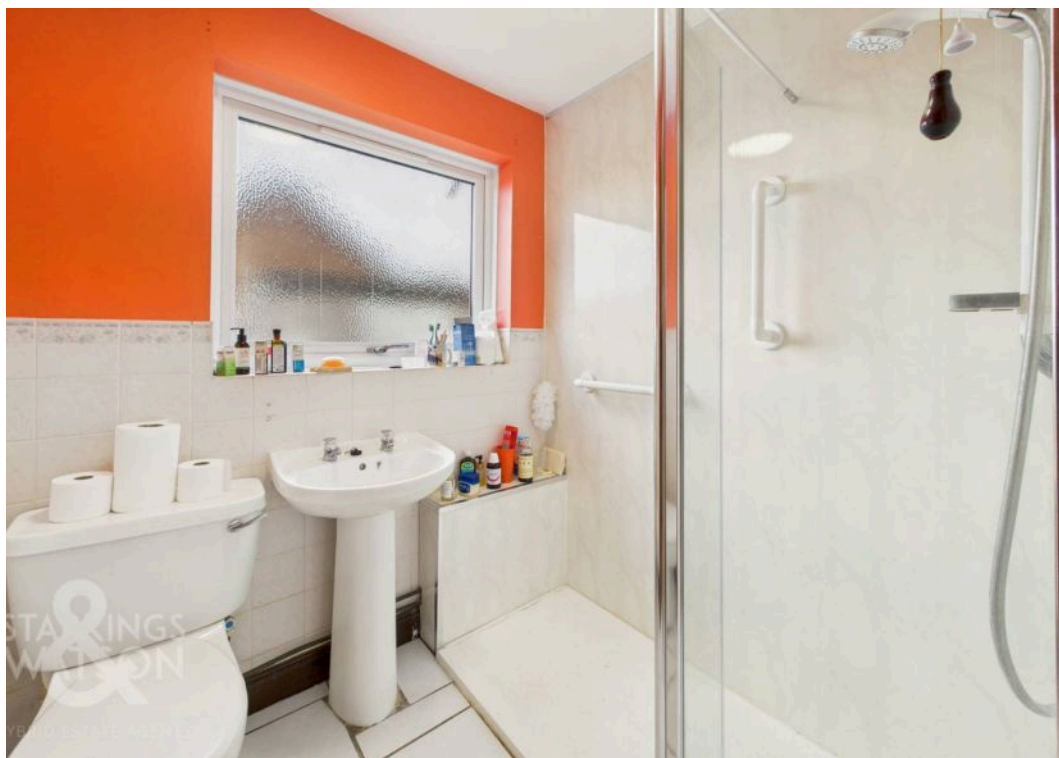
Postcode : NR14 6DW

What3Words : ///happening.cold.ample

VIRTUAL TOUR

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



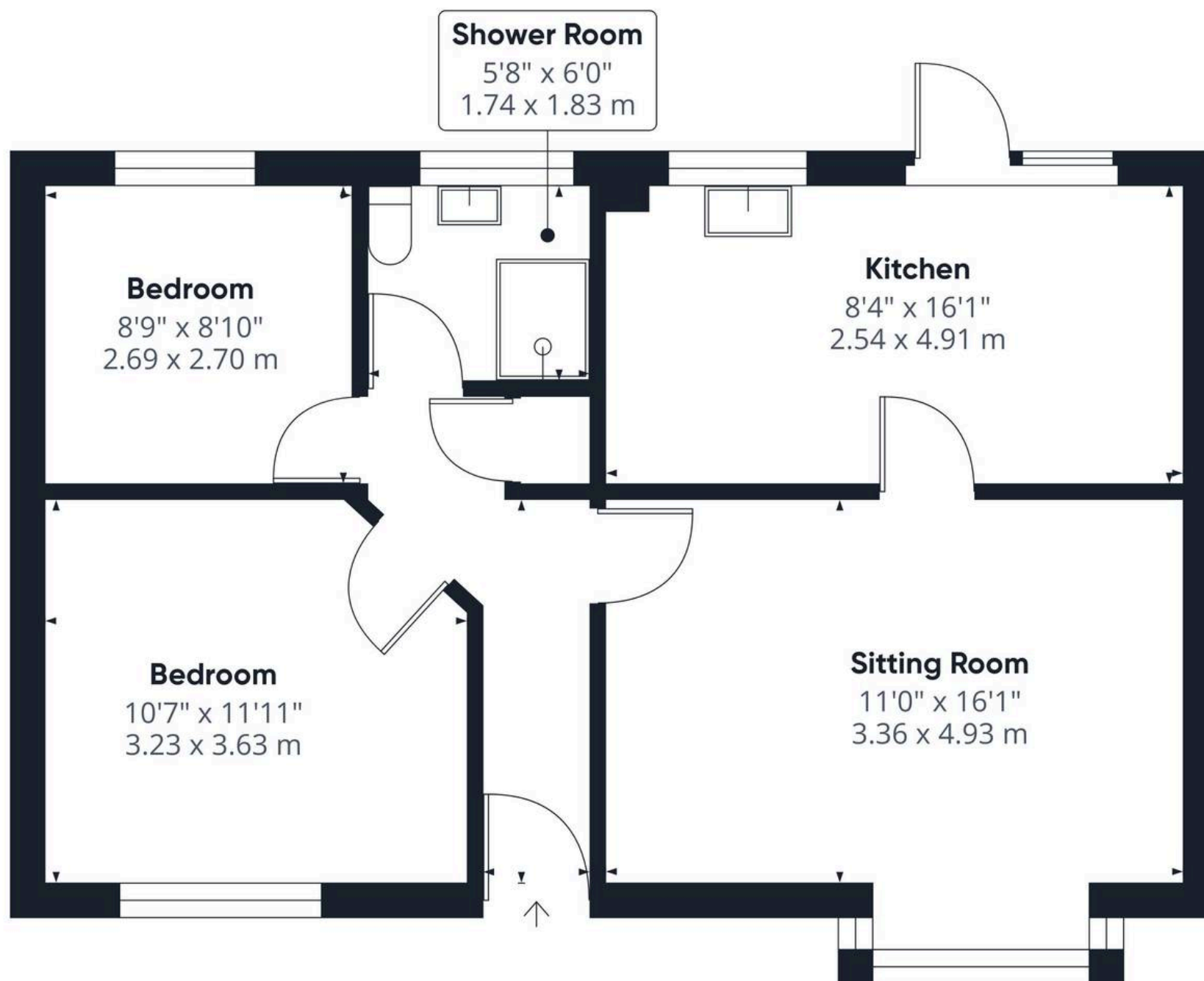




THE GREAT OUTDOORS

The rear garden offers a mixture of low maintenance paving and an area of grass, all enclosed with timber panel fencing and double side access gates. A useful workshop/storage shed sits in the middle of the garden with a further gated access to the side of the bungalow.





Approximate total area⁽¹⁾

619 ft²

57.4 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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