



Sale Court, Loddon - NR14 6QF



Sale Court

Loddon, Norwich

Nestled in the heart of Loddon, this charming property is calling out to new owners with the promise of easy living, being LOCATED so close to LOCAL AMENITIES. The spacious accommodation spans approximately 1000 sq. ft (stms) and boasts a convenient HALL ENTRANCE complete with STORAGE space and a W.C for added practicality. The 18' L-SHAPED SITTING/DINING ROOM is the perfect setting for hosting gatherings or relaxing in comfort, with a door to the KITCHEN and to the GARDEN. With THREE BEDROOMS and a shower room offering comfort and convenience, this property is ready to welcome a new chapter of memories. The ENCLOSED and PRIVATE GARDENS back onto the VILLAGE BOWLING GREEN, providing a tranquil space which is ideal for a keen gardener, complete with a GARAGE and sizeable driveway ensuring ample space for parking.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Quiet Cul-De-Sac in Central Position within the Heart of Loddon
- Detached Family Home with close to 1000 Sq. ft (stms)
- Hall Entrance with Storage & W.C
- 18' L-Shaped Sitting/Dining Room
- Three Bedrooms & Shower Room
- Enclosed & Private Gardens
- Garage & Large Driveway

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities. There is an active community with numerous activities to suit all age groups, along with a vibrant village pub. A short walk and you reach the river network, whilst Loddon is very close and provides schooling, shops, post office, doctors surgery, bank, library, a community gym, public houses, two churches, dentist and further access to the Broads network.



SETTING THE SCENE

A well stocked front garden screened by mature hedging offers an attractive frontage with a shingle driveway offering off road parking for several vehicles whilst access leads to the main property and adjoining garage.

THE GRAND TOUR

Once inside, the carpeted hall entrance includes a barrier door mat for day to day living, with stairs rising to the first floor landing and a useful built-in storage cupboard housing the washing machine below. A ground floor W.C is conveniently located next to the front door with a two piece suite including tiled splash-backs. The kitchen enjoys a front facing view over the garden with an L-shaped arrangement of storage units, with tiled splash-backs running around the work surface and space provided for a gas cooker and general white goods including a fridge and dishwasher. The wall mounted gas fired central heating boiler sits to one corner, with tiled effect flooring underfoot and a door taking you into the main living space. L-shaped by design, this sitting/dining room offers room for a table and soft furnishings, with dual aspect views to the side and rear, along with sliding patio doors which take you out to the rear garden. Finished with fitted carpet underfoot, this sizeable room is perfect for family living.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard with doors into the three bedrooms. The two larger bedrooms include carpet underfoot and built-in wardrobes, whilst the smaller bedroom is rear facing. Completing the property is the newly fitted shower room which includes aqua-board panel splashbacks with non-slip vinyl flooring, and open shower area with an electric shower.

FIND US

Postcode : NR14 6QF

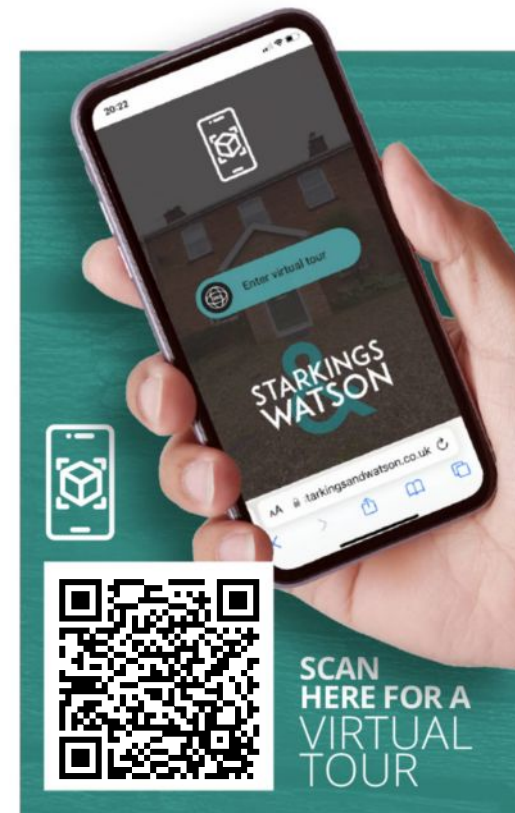
What3Words : ///sniff.overlook.subtitle

VIRTUAL TOUR

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

AGENTS NOTE

The stairlift can be removed if required.



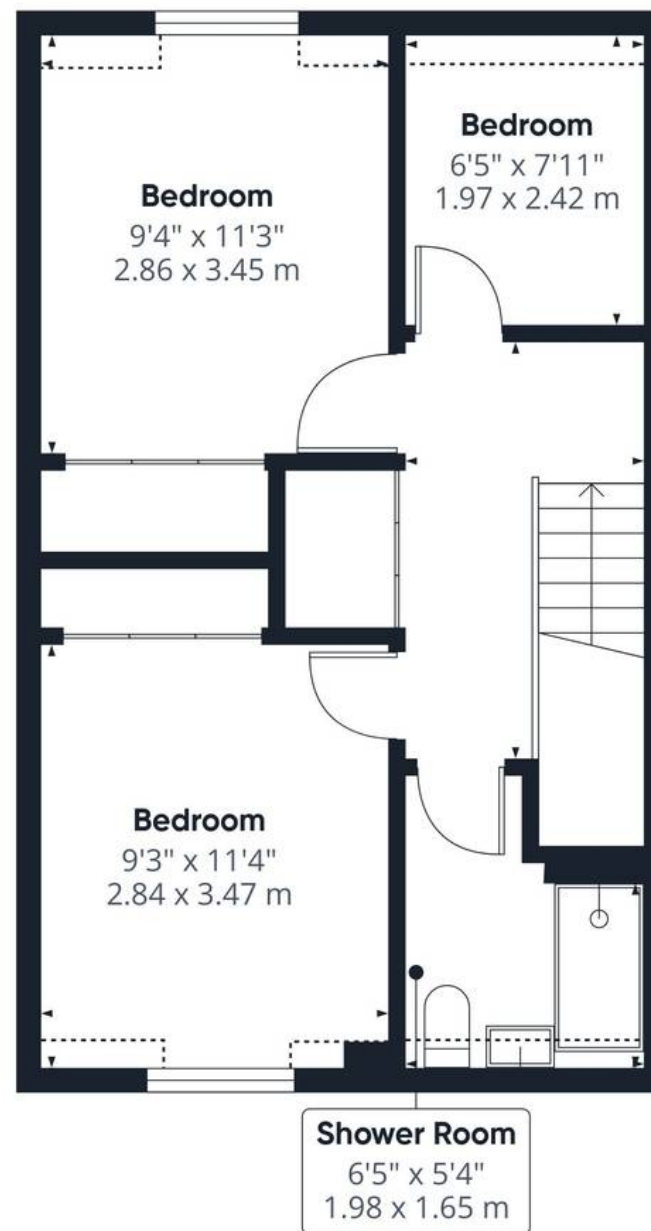
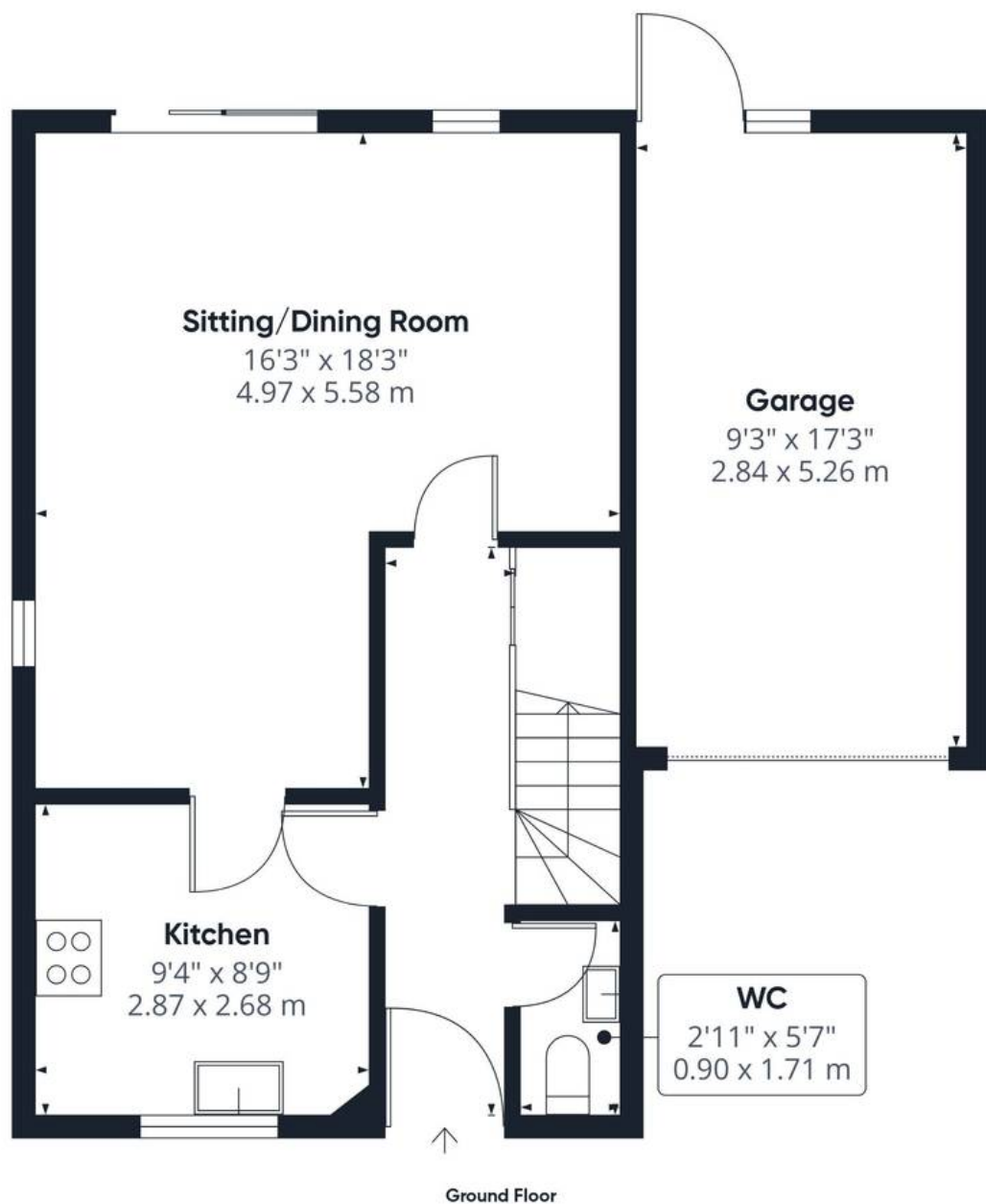




THE GREAT OUTDOORS

With timber panel fencing and laid to lawn, the rear garden offers a wealth of mature planting and shrubbery along with various trees offering an ideal green landscaped backdrop. The patio area extends from the sitting room, with gated access to the front and access to the garage. The garden enjoys a bright and sunny aspect, and is ready for a keen gardener, with a useful greenhouse tucked away the far corner. The adjoining garage is accessed with an up and over door to front, storage above, rear access door, power and lighting.





Approximate total area⁽¹⁾

999 ft²

92.7 m²

Reduced headroom

18 ft²

1.6 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.