



Cannell Road, Loddon - NR14 6DW



Cannell Road

Loddon, Norwich

This impressive SEMI-DETACHED FAMILY HOME offers an ideal blend of COMFORT and CONVENIENCE. Its prime location within WALKING DISTANCE to LOCAL SCHOOLING, transport links, and shops ensures a lifestyle of ease and accessibility. The interior features a WELCOMING SITTING ROOM with GARDEN ACCESS, providing a seamless transition from indoor to outdoor living. The DUAL ASPECT KITCHEN/DINING ROOM is perfect for hosting gatherings or enjoying family meals. Upstairs, THREE BEDROOMS offer comfortable accommodation, complemented by a FAMILY BATHROOM complete with a SHOWER. Outside, the property boasts well-maintained LAWNED GARDENS, a driveway, and a garage, ensuring ample space for vehicles and outdoor storage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Semi-Detached Family Home
- Walking Distance to Schooling, Transport & Shops
- Sitting Room with Garden Access
- Dual Aspect Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Lawned Gardens
- Driveway & Garage

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

Set back from the road and approached via a lawned frontage, a hard standing driveway sits adjacent, with access into the single garage, gated rear garden with a range of planting and a feature tree to front - a pathway takes you to the main entrance door.



THE GRAND TOUR

Stepping inside, the hall entrance welcomes you with stairs rising to the first floor landing and doors leading to the kitchen/living accommodation. The main sitting room offers wood effect flooring underfoot and a feature fireplace, with a rear facing window and door taking you outside. The kitchen offers dual aspect views to front and side with a U-shaped arrangement of wall and base level units with spotlights including space for an electric cooker with an extractor fan above, and natural stone tiled splash-backs running around the work surface. Space is provided for general white goods including a fridge freezer and washing machine, with a cupboard housing the wall mounted gas fired central heating boiler, with natural tiled flooring underfoot. Space is provided for a dining table, whilst a cupboard sits under the stairs providing useful storage with electric points and light.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms and family bathroom. The main bedroom offers dual aspect views to front and side, with fitted carpet underfoot. The second and third bedrooms face to the rear - both complete with wood effect flooring and uPVC double glazing. The family bathroom offers a white three piece suite including storage under the hand-wash basin, shaped panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, with tiled walls and a heated towel rail.

FIND US

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What3Words : ///modem.stitching.machine

VIRTUAL TOUR

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



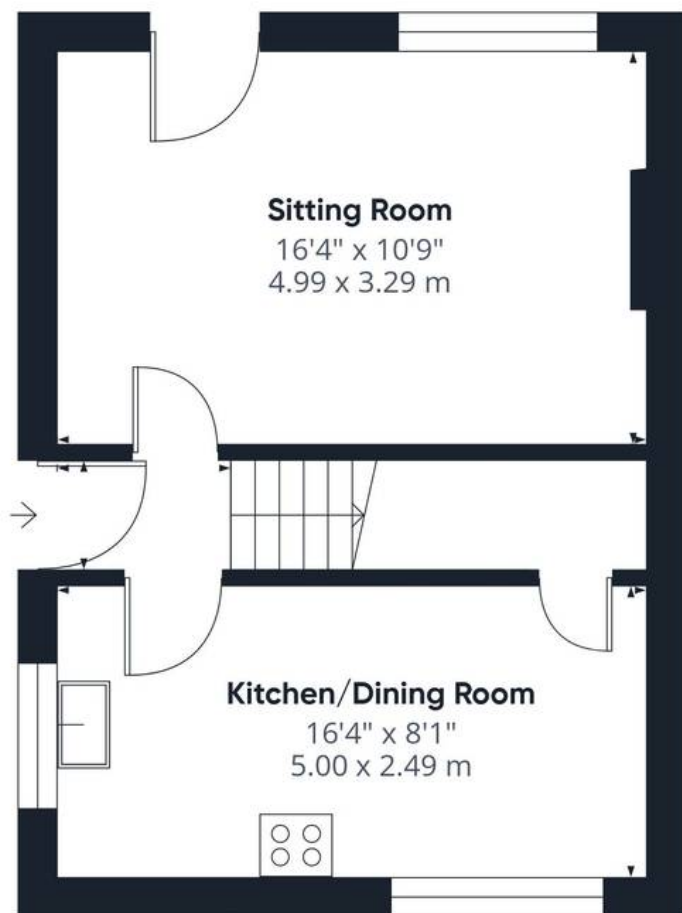




THE GREAT OUTDOORS

The rear garden is laid to lawn and includes a brick weave seating area to one side, enclosed with a mix of timber fence and brick wall boundaries. Raised beds sit to one side, with a wide variety of mature planting and shrubbery, along with gated access leading to the driveway. The garage offers an up and over door to front with storage above and electric.





Ground Floor

Bathroom
5'6" x 6'7"
1.68 x 2.02 m



Floor 1

Approximate total area⁽¹⁾

706 ft²
65.6 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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