



Homebred Lane, Loddon - NR14 6UY



Homebred Lane

Loddon, Norwich

NO CHAIN. This SEMI-DETACHED HOME overlooking GREEN SPACE and includes a LARGE GARDEN which is split into two sections. Step inside to find a bright SITTING/DINING ROOM, perfect for entertaining. The property boasts a KITCHEN leading to a charming CONSERVATORY. Upstairs, TWO BEDROOMS offer ample space, along with a FAMILY BATHROOM. With uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property offers POTENTIAL to UPDATE and MODERNISE. Offering a fully enclosed OUTSIDE SPACE with an abundance of planting, the garden is just waiting to be brought under control. The GREENHOUSE adds a touch of charm, while the pathway beyond the garage leads to a VAST OPEN EXPANSE that could easily transform into a sprawling lawned garden. This space has been utilised as a vegetable plot but presents endless possibilities. Access to the GARAGE is via a front-facing up and over door, with additional entry available through a side door.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Semi-Detached Home
- Overlooking Green Space
- Sitting/Dining Room
- Kitchen & Conservatory
- Two Bedrooms
- Large Rear Garden Split into Two Sections
- Garage & Driveway

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

Overlooking open green space and approached via a low maintenance shingle frontage, a hard standing footpath takes you to the main entrance door and gated rear garden. To the rear of the property, a shingle driveway offers tandem parking with access leading to the single garage.



THE GRAND TOUR

Stepping inside, the sitting room offers fitted carpet underfoot and stairs rising into the first floor landing, with a front facing bay window overlooking open green space. A door takes you to the rear facing kitchen with a u-shaped arrangement of wall and base level units, including integrated cooking appliances with an inset gas hob and built-in electric oven with tiled splash-backs and extractor fan. Space is provided for general white goods including a fridge and washing machine, with space for a dining table. The gas fired central heating boiler is located in one corner with a window and door taking you to the conservatory. With windows to side and rear, and fitted carpet underfoot, French doors lead out to the garden.

Heading upstairs, the carpeted landing includes a built-in cupboard with doors into the two bedrooms and family bathroom. The main bedroom sits to the front overlooking open green space, with a storage recess ideal for a built-in wardrobe and fitted carpet underfoot. The second bedroom faces to the rear with fitted carpet and uPVC double glazing. Completing the property is the family bathroom with a three piece suite including tiled splash-backs.

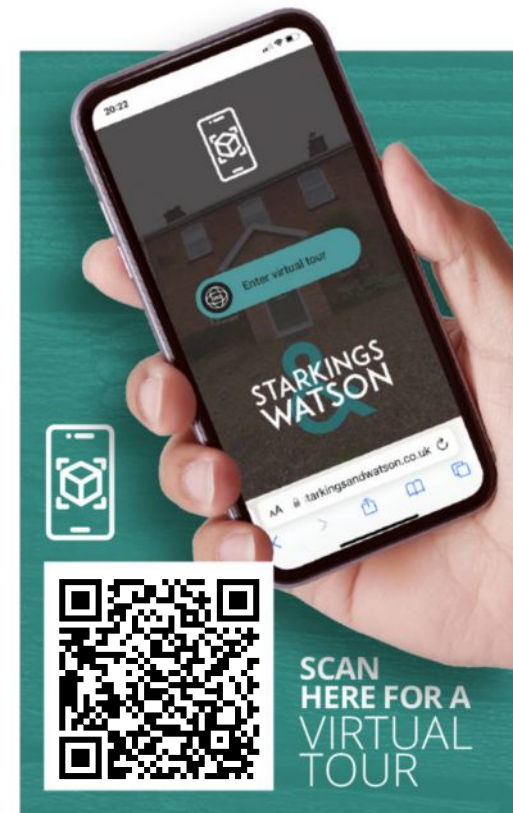
FIND US

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VIRTUAL TOUR

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



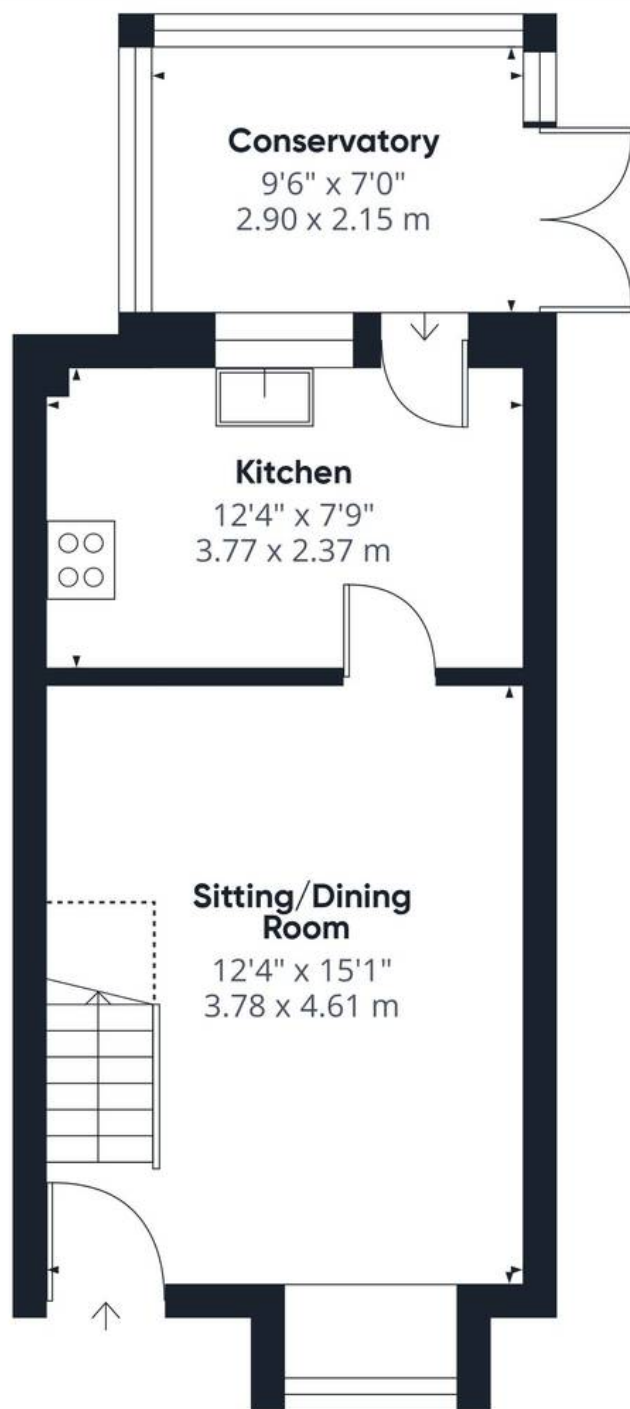




THE GREAT OUTDOORS

The rear garden offers a fully enclosed space with an abundance of planting - ready for taming, along with the greenhouse and access to the garage. A pathway beyond the garage opens up to a large open expanse which has been used as a vegetable plot but could become a large lawned garden, with enclosed fenced and hedge boundaries if required. The garage itself is accessed via a front facing up and over door, with a door to side and storage above.





Approximate total area⁽¹⁾

607 ft²

56.4 m²

Reduced headroom

13 ft²

1.2 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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