



Elm Close, Loddon - NR14 6LG



Elm Close

Loddon, Norwich

NO CHAIN. This property sits on an approximately 0.23 ACRE PLOT (stms), boasting approximately 1474 sq. ft of accommodation (stms), extended in 2017 and offering an OPEN PLAN LAYOUT that is both VERSATILE and ready to MODERNISE. The property features a PORCH ENTRANCE, leading to a spacious 21' OPEN PLAN SITTING/DINING ROOM, a well-appointed 21' FITTED KITCHEN, separate utility room, 18' CONSERVATORY and ground floor SHOWER ROOM. THREE inviting BEDROOMS, provide ample space for family living, with EXTENSION POTENTIAL (stp) to create further BEDROOMS. Step outside to discover the LARGE GARDEN, with a PATIO, lawn and OUTBUILDINGS. With various SHEDS and GREEN HOUSES, the 33' WORKSHOP extends to some 631 Sq. ft (stms), with POWER INSTALLED and a roof which was installed in 2022.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Family Home with Outbuildings
- Approx. 0.23 Acre Plot (stms)
- Approx. 1474 Sq. ft of Accommodation (stms)
- 21' Open Plan Sitting/Dining Room
- 21' Fitted Kitchen & Separate Utility Room
- 18' Conservatory
- Three Bedrooms

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 brick-weave driveway providing off road parking, an adjacent shingled frontage ensures the garden remains low maintenance, with gated access to the rear garden and a brick-weave pathway taking you to the main entrance door.



THE GRAND TOUR

Once inside, the carpeted hall entrance offers the ideal meet and greet space with double doors taking you to the main living space along with doors to the utility room and ground floor shower room. The shower room is offered in a wet room style with a three piece suite including a shower area with thermostatically controlled shower, tiled walls and non-slip vinyl flooring. The utility room offers huge potential for conversation with wood effect flooring underfoot, range of built-in storage units and shelving. along with ample space for coats, shoes and general white goods. The main living space is extended to offer a large family sized living room with a feature fireplace and fitted carpet underfoot, with dual aspect views to front and rear. A door leads out to the rear garden, with double doors taking you to the kitchen, and further double door to the conservatory beyond. Extending the living space during the summer months, this large room is finished with tiled flooring underfoot, triple aspect views to the side and rear, French doors leading out to the rear garden, and a further range of storage units with space for laundry appliances. The kitchen itself offers extensive built-in storage space with room for a freestanding range style cooker with tiled splash-backs, tiled flooring, space for under counter fridge and freezer, along with a window to rear and door to side.

Stairs rise from the kitchen to the first floor landing, which continues with fitted carpet underfoot and a built-in airing cupboard. Three bedrooms lead off, all finished with uPVC double glazing and fitted carpet, with the main bedroom including a range of bespoke bedroom storage, the second bedroom including a range of triple wardrobes and the smaller room including a storage recess to one corner. Completing the property is the first floor shower room with a white three piece suite including a corner shower cubicle with electric shower, tiled splash-backs, tiled effect flooring and rear facing window.

FIND US

Postcode : NR14 6LG

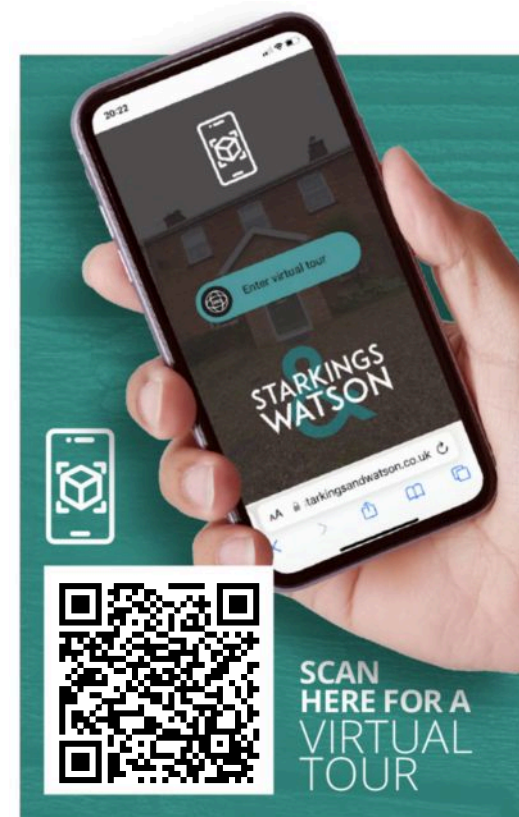
What3Words : ///bangle.bloodshot.fussy

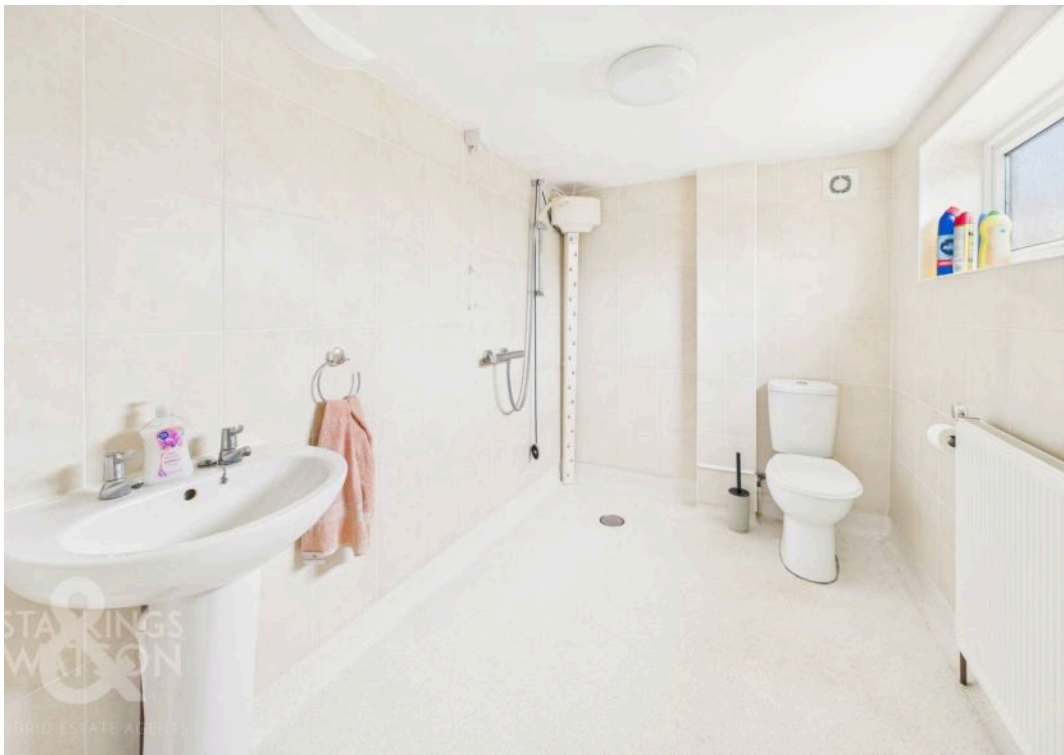
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered freehold, with two separate land registry title deeds.







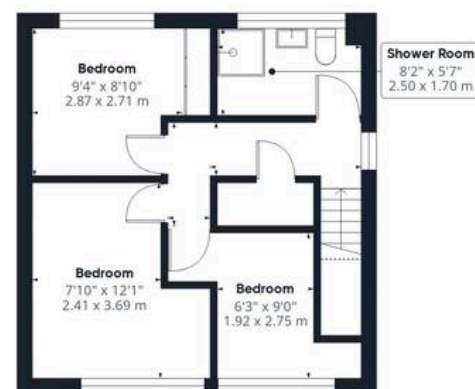
THE GREAT OUTDOORS

The rear garden offers a large patio seating area extending from the conservatory, with a split level design and ample space for outside entertaining and alfresco dining. The garden continues with a lawned expanse with mature planting and various central feature beds, timber built storage shed and greenhouse. Beyond, raised vegetable plots have been created, whilst the hard standing pathway leads to the end of the garden where a further greenhouse, storage shed and workshop can be found. The workshop offers 631 sq. ft (stms) of accommodation with a range of windows and door to front, power and lighting.

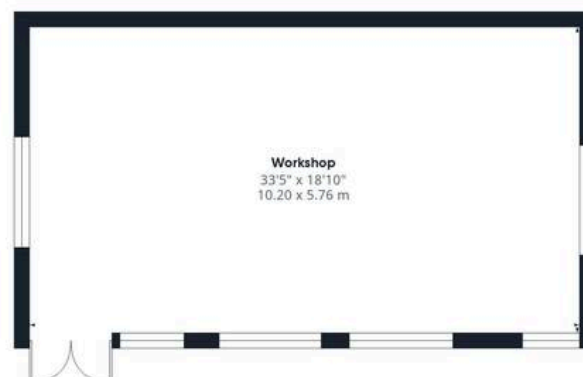




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2105 ft²

195.4 m²

Reduced headroom

14 ft²

1.3 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.