



Oak Avenue, Loddon Norwich NR14 6FW



welcome to

Oak Avenue, Loddon Norwich

William H Brown Bungay are thrilled to present this FOUR bedroom DETACHED Georgian Style family home located on Oak Avenue, Loddon. The property is beautifully presented throughout, making it easy to move into straight away and is designed for modern living.



Accommodation

Ground Floor

Entrance Hall

As you enter the front of the property you are welcomed by a spacious entrance hall with access to the study, lounge and kitchen/ dining area and a ground floor WC. You also have access to the stairs which lead to the first floor landing. This property has the benefit of having karndean flooring and sockets.

Study

10' 6" x 12' 3" (3.20m x 3.73m)

Situated at the front of the property just off the entrance hallway is a generous sized office with a double glazed window looking out to the immaculate front garden.

Cloakroom

Containing a WC, wash hand basin, spotlights, radiator and karndean flooring.

Lounge

21' 8" x 11' 7" (6.60m x 3.53m)

Double glazed window to Front aspect and Double glazed French doors to Rear, making the property very light and utilising the south facing rear garden. The wood burner adds a little magic in the evening and will heat up the property on a cold winter's eve. The room is carpeted, with radiators and power points and has overhead lights for those slightly darker days.

Kitchen/Dining Area

10' 9" x 19' 11" (3.28m x 6.07m)

A modern kitchen with both wall and base units, work surfaces, abundance of storage for all kitchen appliances. Within the kitchen you have integrated: eye level oven, dishwasher, fridge freezer, a 6-burner hob and overhead extractor hood. There is also a

sink and drainer unit. On the other side of the room you have the dining area with a breakfast bar and space for a dining table, which allows you to accommodate for any family or guests. There is karndean flooring throughout this room.

Utility Room

6' 9" x 4' 11" (2.06m x 1.50m)

Accompanying the kitchen is a generous utility space with an integrated washing machine and space for a tumble dryer. Additional storage is provided with shelves, fitted base units with work surfaces. There is a sink and drainer unit. Easy access is provided to outside, from the side door of the property.

First Floor

Bedroom 1

17' 2" x 10' 9" (5.23m x 3.28m)

In the primary bedroom there are two double glazed windows to the Front aspect. This room is also accompanied with fitted wardrobes, overhead light fittings, a radiator, power points and carpeted flooring. Access is granted through to the en suite facilities.

En Suite

A light en suite with a double-glazed window to the side of the property, partially tiled walls, shower cubicle, wc, wash hand basin, with a heated towel rail and tiled flooring.

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)

This room has a double-glazed window to the front of the property. With overhead light fittings, radiator, power points, spacious fitted wardrobes and carpet flooring.

Bedroom 3

10' x 11' 11" (3.05m x 3.63m)

Double glazed windows leading to Rear aspect, overhead light fitting, radiator, power sockets and carpeted flooring.

Bedroom 4

8' 7" x 9' 7" (2.62m x 2.92m)

Double glazed window leading to Rear aspect, Overhead light fitting, Radiator, Power points and carpeted flooring.

Bathroom

Spotlights, Double glazed window to Rear aspect, Bath with shower attachment over, WC, Wash hand basin, Radiator and Tiled flooring.

Outside

Front Garden

There is a easy to maintain garden, ideal for planting a variety of flowering shrubs and bushes. There is a private driveway to side of the property, which has parking for multiple vehicles. Double garage is accessible from the driveway, with up and over door and power.

Rear Garden

To the Rear of the property there is a patio area which is ideal for entertaining, a sizeable lawn with space for planting a collection of shrubs, flowers and trees. There is a personal door leading to the garage and gated access to the driveway.

Double Garage

19' 4" x 17' 9" (5.89m x 5.41m)



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welcome to

Oak Avenue, Loddon Norwich

- Four Bedroom Detached Family Home
- Lounge with Wood Burner
- Impressive Kitchen/Dining area with Bi-fold doors to Rear Garden
- Main Bedroom with En Suite
- Quiet Neighbourhood Location in Loddon
- Double Width Driveway leading to Double Garage
- Well Proportioned Study
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: B



£495,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Please note the marker reflects the postcode not the actual property



Property Ref:
BGY106464 - 0008

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