

Arnolds | Keys



32 Cannell Road, Loddon, NR14 6DW

Guide Price £250,000

- NO ONWARD CHAIN
- MODERN KITCHEN WITH CONTEMPORARY FITTINGS
- GARAGE AND DRIVEWAY
- CHARMING DETACHED BUNGALOW
- PRIVATE REAR GARDEN
- TWO SPACIOUS DOUBLE BEDROOMS

32 Cannell Road, Loddon NR14 6DW

An inviting detached bungalow nestled on the fringes of the sought-after town of Loddon. This well-presented property boasts two spacious double bedrooms, a family bathroom, and a generous living room. The modern kitchen is equipped with contemporary fixtures and fittings. Convenient off-road parking is provided by the garage, ensuring secure storage for vehicles, while the private rear garden offers a serene retreat.



Council Tax Band: B



Description

Situated on the outskirts of the sought-after town of Loddon, this immaculate detached bungalow is now available for sale. Boasting two spacious double bedrooms, a family bathroom, conservatory, contemporary kitchen, a garage with off-road parking, and a secluded rear garden.

Entrance Hall

Carpeted, main entrance door, radiator

Lounge Diner

Dual aspect North and East facing, fireplace with electric fire, carpeted, radiator, double glazed window, and door leading onto patio.

Bedroom One

Carpeted, radiator, double-glazed box bay window with south-facing aspect

Bedroom Two

Carpeted, radiator, double-glazed window with south-facing aspect

Kitchen

Dual aspect North and West facing, two double glazed windows, wooden flooring, electric hob, electric oven, built-in fridge, built-in dishwasher, free-standing washing machine, wall and base units.

Bathroom

Double-glazed window with West facing aspect, tiled floor, pedestal hand basin, W/C, free-standing shower, paneled bath

External

Garage with up and over door, courtesy door and window, driveway and private rear garden

Agents Note

Freehold

Mains Drainage

Gas fired central heating

Council Tax - South Norfolk band B



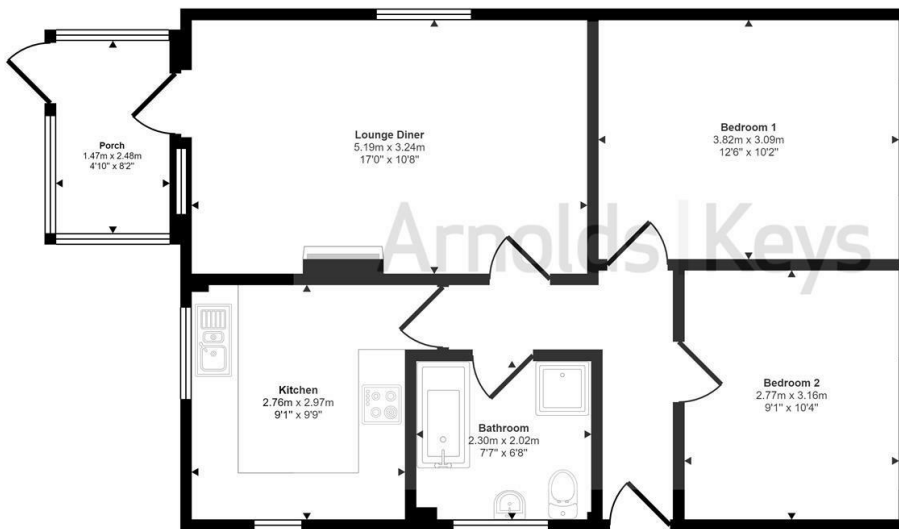
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

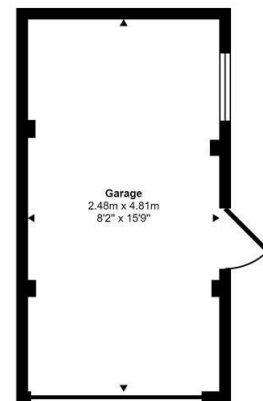
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
75 sq m / 806 sq ft



Floorplan
Approx 63 sq m / 678 sq ft



Garage
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

