



Oak Avenue, Loddon, Norwich, NR14 6FT

welcome to

Oak Avenue, Loddon Norwich

****GUIDE PRICE £280,000-£300,000** SUPER SPECIFICATION! ** A TRULY OUTSTANDING THREE BEDROOM CONTEMPORARY SEMI-DETACHED PROPERTY on the fringe of this sought after south city Broads village. The property is being sold with the added benefit of NO ONWARD CHAIN. ** Viewings are highly recommended!! ****



Entrance Door

Into entrance hall with smooth plastered ceilings and stairs to first floor and radiator.

Cloakroom

Wash hand basin, W/C, tiled splashbacks, radiator and extractor fan.

Lounge

15' 6" x 9' 2" (4.72m x 2.79m)

Sash window to front aspect with fitted shutters, radiator and smooth plastered ceilings.

Open Plan Kitchen/ Dining Room

16' 2" x 11' 8" (4.93m x 3.56m)

Fully fitted comprehensive range of eye and base level kitchen units, inset sink unit, fitted upstands, built in stainless steel hob, built in stainless steel oven, stainless steel extractor, built in fridge/ freezer, plumbing for washing machine, plumbing for dishwasher, UPVC window and door to rear aspect and high smooth ceiling.

First Floor Landing

Built in storage cupboard.

Bedroom One

13' 4" x 10' (4.06m x 3.05m)

Sash window to front aspect with fitted shutters, radiator and door to ensuite:-

Ensuite

Shower cubicle with mains fed shower, wash hand basin, W/C, tiled splashbacks, extractor fan and chrome ladder radiator.

Bedroom Two

10' 1" x 9' 5" (3.07m x 2.87m)

UPVC window to rear aspect and radiator.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

Sash windows to front aspect with fitted shutters, built in storage cupboard, access to roof space, radiator and smooth plastered ceiling.

Family Bathroom

Paneled bath, wash hand basin, W/C, tiled splashbacks, radiator and UPVC window to side aspect.

Exterior

The property has a good sized rear garden, mainly laid to lawn with shrub beds and borders, enclosed by fencing with patio.

The property also had driveway parking to side for 2 vehicles (side by side).

Agents Note

The property was completed by Halsbury Homes in 2017.



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welcome to

Oak Avenue, Loddon Norwich

- Stunning new build home
- Superb spec, presentation and location
- Walking distance to local schooling and amenities
- High ceilings and sash windows with fitted shutters
- Excellent sized open plan kitchen/ dining room

Tenure: Freehold EPC Rating: B

offers in excess of

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139989 - 0006

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