



George Lane, Loddon - NR14 6NB

**STARKINGS
& WATSON**

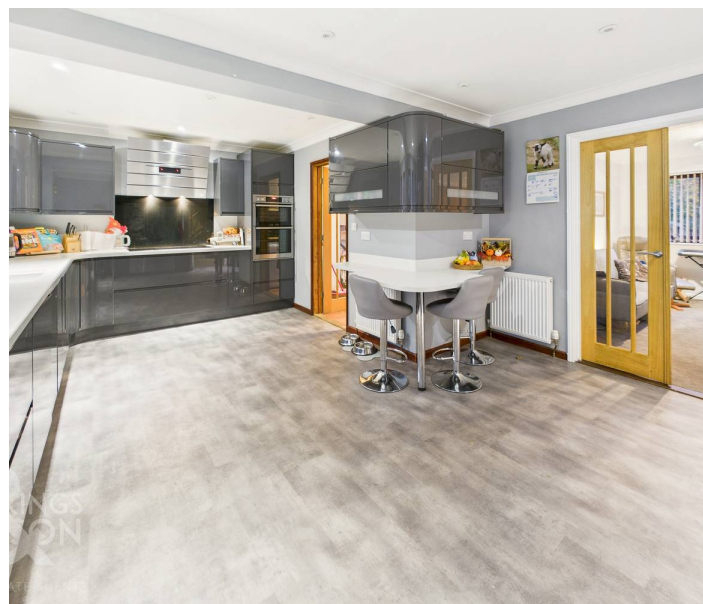
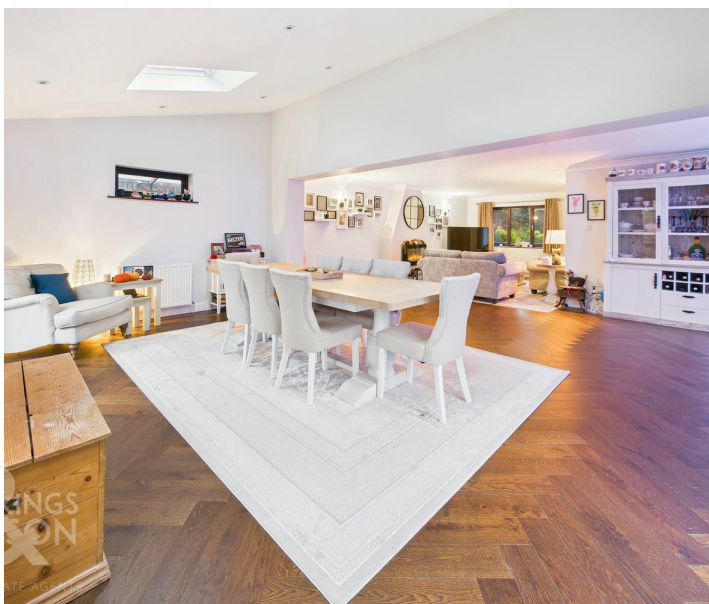
HYBRID ESTATE AGENTS



George Lane

Loddon, Norwich

This substantial FAMILY HOME exudes charm and sophistication, spread over approximately 1978 sq. ft, (stms). Ideally SITUATED in the HEART of LODDON allowing AMENITIES, TRANSPORT LINKS and SCHOOLING to remain within walking distance. This property offers a SEAMLESS BLEND of style and functionality - boasting a 35' SITTING/DINING ROOM featuring a part VAULTED CEILING and twin sets of FRENCH DOORS, this space is perfect for entertaining or quiet family evenings. The 20' KITCHEN/BREAKFAST ROOM and separate utility room cater to all your culinary needs, with a RANGE of INTEGRATED APPLIANCES. The hall entrance with a convenient W.C and study/family room further extend the living space. Upstairs, FOUR SPACIOUS BEDROOMS can be found off the GALLERIED LANDING, along with a family bathroom. The MAIN BEDROOM SUITE impresses with a DRESSING ROOM and EN SUITE including a BATH and SHOWER.



Step outside to THE GREAT OUTDOORS, and discover a harmonious mix of relaxation and entertaining spaces. The central lawn is perfect for sun-kissed afternoons, while the sweeping patio is ideal for alfresco dining under the stars. Surrounded by planting and shrubbery, the garden provides a private oasis in the heart of Loddon.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Family Home in Central Location
- Ideally Situated for Amenities, Transport & Schooling
- Approx. 1978 Sq. ft (stms) of Accommodation
- 35' Sitting/Dining Room with a Part Vaulted Ceiling & Twin Sets of French Doors
- 20' Kitchen & Separate Utility Room
- Hall Entrance with W.C & Study/Family Room
- Four Spacious Bedrooms
- Family Bathroom & Main Bedroom Suite with Dressing Room & En Suite

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

A low level brick wall encloses the brick-weave driveway, with ample parking, and access to the car port adjacent.

THE GRAND TOUR

A welcoming hall entrance offers a herringbone wood effect style flooring underfoot for ease of maintenance, with stairs rising to the galleried landing and useful built-in storage covered space below. A door leads off to the kitchen and living space along with the ground floor W.C which offers a white two piece suite with built-in storage and tiled splash-backs behind the sink. The main sitting room offers a large open plan expanse, continuing with herringbone style wood effect flooring underfoot and a front facing window. The main living space continues into a dining area situated under a vaulted ceiling with twin rear facing velux windows and recessed spotlighting - creating a large open entertaining space with twin sets of French doors which lead out to the garden. This light and bright room flows seamlessly via double doors into the adjacent study/family room complete with fitted carpet underfoot and twin dual aspect windows. Glazed double doors take you into the adjacent kitchen with an extensive built-in range of high gloss wall and base level units. The kitchen includes integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric double oven with a feature extractor fan and spotlighting above. Space is provided for an American style fridge freezer and wine cooler, with a dishwasher integrated and a built-in breakfast bar to one side. A door takes you back into the hall entrance, with a door leading to the adjacent utility room - offering further storage and space for general white goods.

A window and door face to rear with the electric fuse box and wall mounted gas fired central heating boiler to one side.

Heading upstairs the galleried landing offers fitted carpet underfoot and a front facing window with doors leading off to the four bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing - with the main bedroom forming a suite with ample space for bedroom furniture and wardrobes, and a door taking you to a private ensuite bathroom. Completed with built-in storage under the hand wash basin and a large walk-in double shower cubicle with aqua board splash-backs and twin head thermostatically controlled rainfall shower. A further door takes you to a dressing room which offers a range of versatile uses and fitted carpet underfoot. The family bathroom is completed in a similar style with a bath and shower, range of storage and a heated towel rail.

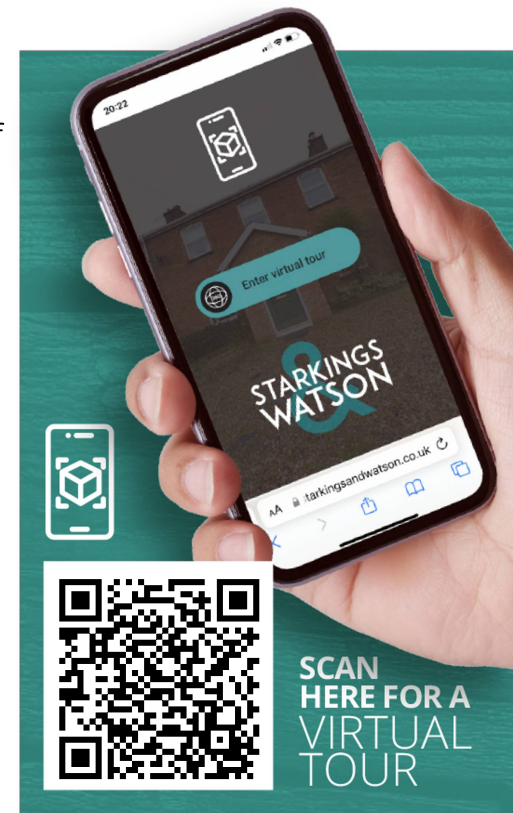
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Postcode : NR14 6NB

What3Words : ///doubt.foresight.steamed

VIRTUAL TOUR

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



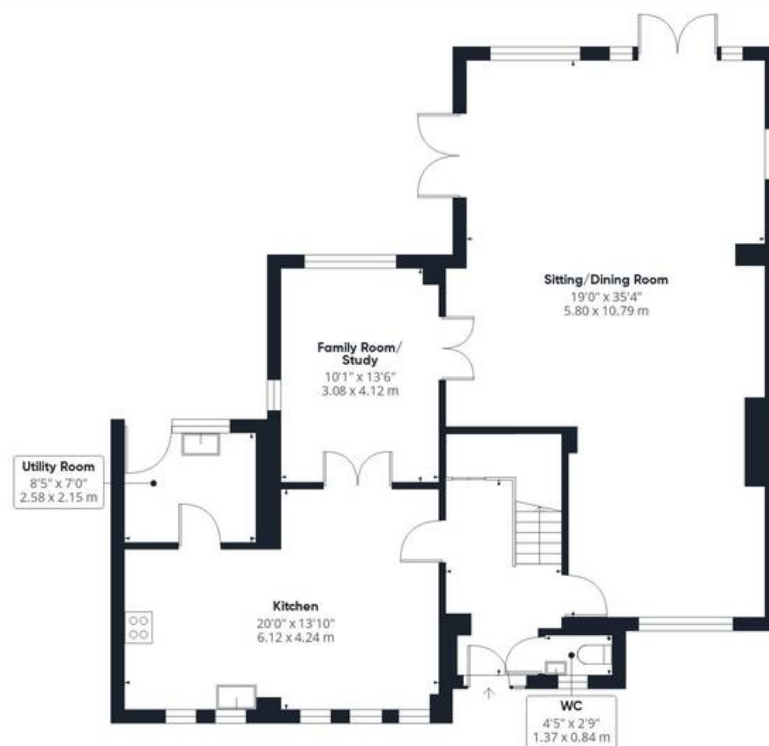




THE GREAT OUTDOORS

With a central lawn and sweeping patio, the garden offers a private setting, with a range of planting and shrubbery. With a lean-to storage area and a timber built shed, the car port offers an open rear access and an electric roller door to front.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1978 ft²

183.8 m²

Reduced headroom

35 ft²

3.3 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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