



High Street, Loddon - NR14 6AH

**STARKINGS
& WATSON**

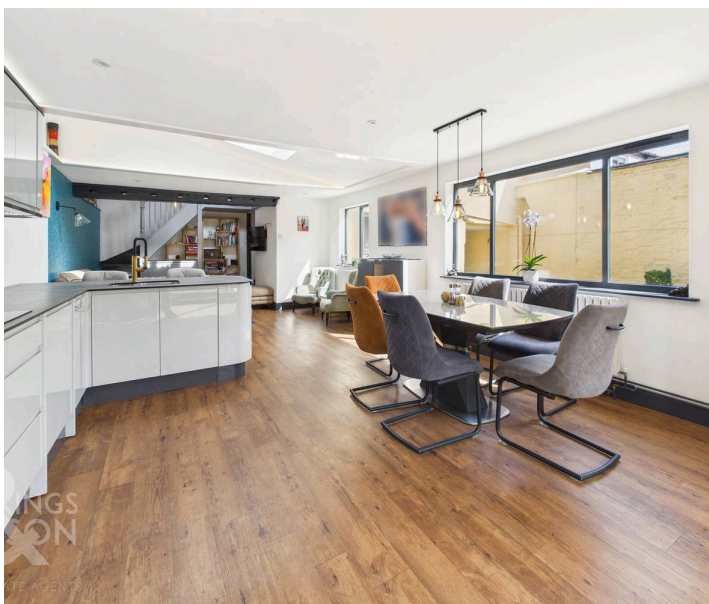
HYBRID ESTATE AGENTS



High Street

Loddon, Norwich

PRESENTING A TRULY REMARKABLE GRADE II LISTED HIGH STREET RESIDENCE, this impressive home delivers a harmonious blend of period CHARACTER and CONTEMPORARY comfort, set within easy reach of local amenities. Extending to approximately 1685 sq. ft (stms), the property has undergone a COMPREHENSIVE programme of UPDATES, including a full OVERHAUL of the ROOFING, windows and central heating system, ensuring both efficiency and peace of mind. The heart of the home is a SPECTACULAR 36' OPEN PLAN LIVING AND KITCHEN SPACE, perfectly designed for modern family living and entertaining. The ground floor also features a versatile sitting room, a kitchenette and an en suite double bedroom, offering flexible options for a self-contained ANNEXE or guest accommodation. A spacious UTILITY ROOM, CELLAR and separate W.C add further practicality to the layout. Upstairs, THREE well-proportioned BEDROOMS await, including a principal suite with its own ENSUITE shower room and walk-in WARDROBE, while a stylish family bathroom serves the remaining bedrooms.



Throughout, the interiors are finished to a high standard, with thoughtful storage solutions and adaptable spaces ideal for remote working or multi-generational living. THE GREAT OUTDOORS offers an exceptional extension to the living space, accessed directly from the kitchen. A charming side COURTYARD, reached via double timber gates from the High Street, provides secure off-road parking or an inviting setting for al fresco dining. The extra width GARAGE adds further convenience and storage options. To the rear, patio doors open onto a sunken terrace, perfect for morning coffee or evening relaxation. Steps lead up to a generous RAISED LAWN, enclosed by timber panelled fencing and brick walls for privacy and security.

- Grade II Listed High Street Home with Amenities Closeby
- Updated & Modernised Interior with Annexe Options
- Approx. 1685 Sq. ft (stms) of Accommodation
- 36' Open Plan Living/Kitchen Space
- Ground Floor Sitting Room, Kitchenette & En Suite Bedroom Create an Annexe
- Spacious Utility Room & W.C
- Three First Floor Bedrooms, En Suite & Bathroom
- Large Gardens with Off Road Parking & Garage



Council Tax band: D

Tenure: Freehold

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

Fronting the High Street, a stepped entrance leads directly into the ground floor annexe accommodation, whilst double gates lead into the parking area and rear garden, where further access leads to the main living accommodation.

THE GRAND TOUR

From the front of the property, the hall entrance offers a recessed doormat and space for coats and shoes, with an opening to the annexe sitting room/snug, whilst a door leads off to the ground floor bedroom. The bedroom is finished with fitted carpet and a front-facing window, whilst a sliding door takes you to a contemporary ensuite shower room - with a three-piece suite including a walk-in double shower cubicle and an electric shower, with contrasting tiled splash-backs and heated towel rail. The annexe sitting room/snug is finished with fitted carpet and a front-facing window, with a pull-up access to the basement below, and a door to a storage space. The kitchenette is open plan with a range of wall and base cupboard units, with space for a fridge freezer and wood effect flooring underfoot. A door leads off into the main accommodation, whilst the Basement below offers useful storage with power and lighting installed. From the annexe, the utility room of the main property can be found with a further range of storage units and work surface space with tiled splash-backs, and wood effect flooring. A built-in storage cupboard sits to one side, whilst a door leads to the ground floor WC, offering a two-piece suite with storage below the hand wash basin, tiled splash-backs, and wood effect flooring.

The main living space is fully open plan with wood effect flooring underfoot and ample space for soft furnishings and a dining table. Stairs rise to the first floor landing with built-in storage below, whilst two windows face to the garden, and sliding patio doors take you to the outside seating area. The kitchen itself offers extensive storage units with high-gloss cupboards and a peninsula breakfast bar, adorned with a low-profile work surface and matching up-stands. Integrated cooking appliances include an inset electric ceramic hob with an extractor fan above, built-in eye-level electric oven, and microwave. Integrated appliances include a fridge-freezer and dishwasher, whilst a further door takes you to the side courtyard.

Heading upstairs, the carpeted landing leads to the three bedrooms, which all sit towards the front of the property, enjoying views over the High Street, with fitted carpet underfoot and a built-in storage cupboard within the second bedroom. The main bedroom includes access to a walk-in wardrobe, and contemporary ensuite bathroom with a feature hand wash basin with storage below, and a jacuzzi-style panelled bath with a mixer shower tap, attractive tiled splash-backs, tiled effect flooring and heated towel rail. Completing the first floor, the family bathroom has also been modernised with a three-piece suite including a hand wash basin with storage drawers below, a panelled bath with mixer shower tap, contrasting tiled splash-backs and tiled effect flooring.

FIND US

Postcode : NR14 6AH

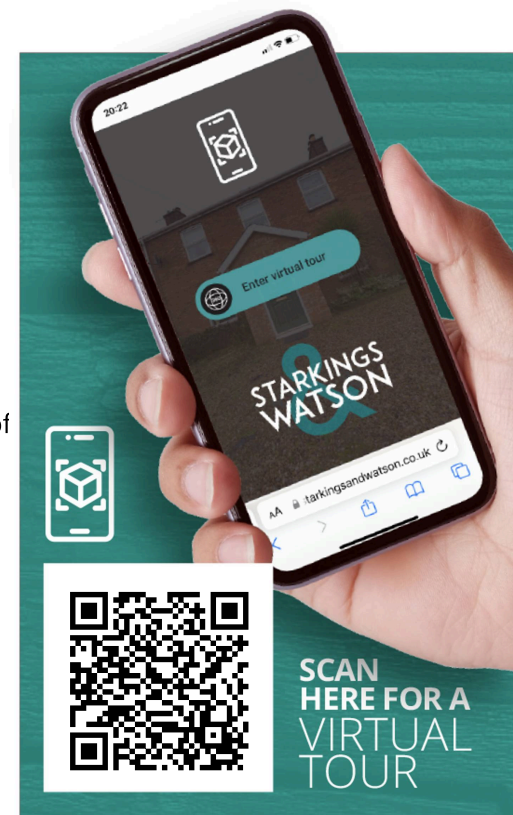
What3Words : ///zaps.manicured.flux

VIRTUAL TOUR

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

AGENT NOTE

The property is located close to a range of commercial premises on the High Street.



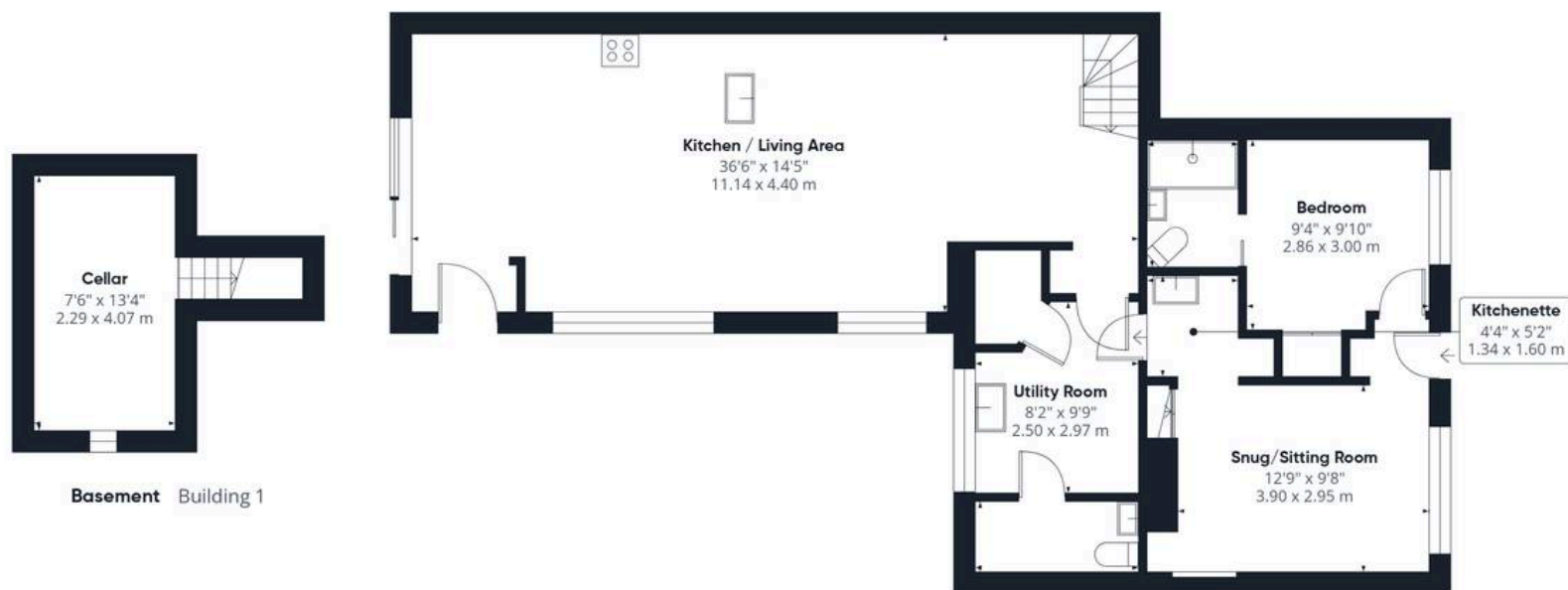




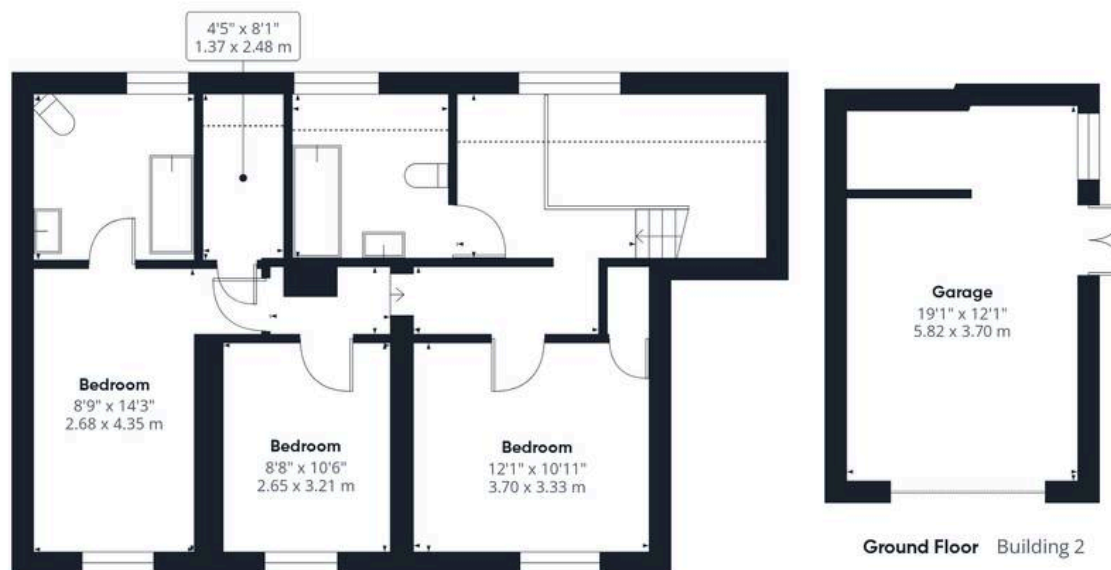
THE GREAT OUTDOORS

From the kitchen, access leads to the side courtyard and rear garden. The courtyard is accessed via double timber gates on the High Street, with parking space or room for outside dining. The extra width garage is accessed via an up and over door to front, with a side access, power and lighting. The the ear, the kitchen patio doors open to a sunken patio, whilst steps lead to the raised lawned garden. Enclosed within timber panelled fencing and brick-walling, a range of planting can be found, along with a further patio.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1912 ft²

177.5 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.