



Gunton Road, Loddon - NR14 6DP





## Gunton Road

Loddon, Norwich

NO CHAIN. This DETACHED BUNGALOW occupies an ELEVATED POSITION and presents a wonderful opportunity for those seeking comfortable SINGLE-LEVEL LIVING. The property welcomes you with a spacious ENTRANCE HALL leading to a bright 14' SITTING ROOM, centred on a FEATURE FIREPLACE. The adjoining 11' CONSERVAOTRY enjoys views over the rear garden and provides direct access to the patio via French doors. A well-appointed FITTED KITCHEN includes INTEGRATED COOKING APPLIANCES, with an adjacent DINING ROOM, creating a sociable OPEN-PLAN space ideal for family meals. The bungalow offers THREE GENEROUSLY SIZED BEDROOMS, a separate W.C, and a family bathroom complete with a SHOWER. Additional benefits include the 2023 installed gas fired central heating boiler, double glazing throughout, and ample storage. The property also features a DRIVEWAY providing off-road parking and a GARAGE - with power, lighting, and overhead storage.





The OUTDOOR SPACE has been thoughtfully designed to make the most of its private setting. The rear garden is fully enclosed by timber fencing, offering a safe and secluded environment. From the conservatory, step onto a LARGE PATIO SEATING AREA, ideal for alfresco dining or simply enjoying the sunshine.

Council Tax band: C  
Tenure: Freehold

- No Chain!
- Detached Bungalow Enjoying an Elevated Position
- 14' Sitting Room & 11' Conservatory
- Fitted Kitchen with Open Plan Dining Room
- Three Bedrooms
- W.C & Family Bathroom with Shower
- Enclosed Gardens with Two Patios & Central Lawn
- Garage & Driveway

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

Occupying an elevated corner plot with wrap-around front gardens, an adjacent hard standing driveway offers off road parking, with access leading to the garage and gated rear garden.

#### THE GRAND TOUR

Stepping inside, the hall entrance offers fitted carpet underfoot, door to the main sitting room and openings leading to the dining room and adjacent kitchen. A useful cloakroom sits to the right hand side as you enter the property - finished with a two piece suite including useful storage under the hand wash basin and feature wall mounted vanity mirror. The kitchen itself offers a u-shaped arrangement of wall and base level units, with views down the road and over the development with tiled splash-backs running around the work surface. Integrated cooking appliances include an inset gas hob and built-in eye level electric oven with space provided for general white goods including a fridge freezer and washing machine. The dining room sits opposite with fitted carpet and a front facing window, whilst creating the link to the inner hallway where the bedroom accommodation can be found. The formal sitting room enjoys garden views via the conservatory with a feature fireplace and fitted carpet underfoot. The siding patio doors open to the conservatory, with garden views and French doors leading out, along with tiled flooring underfoot. The inner hallway includes a useful built-in airing cupboard and loft access hatch above, with doors taking you to the three bedrooms - all finished with uPVC double glazing and fitted carpet. Completing the property is the family bathroom with a three piece suite including a mixer shower tap over the bath, along with tiled splash-backs and fitted carpet.

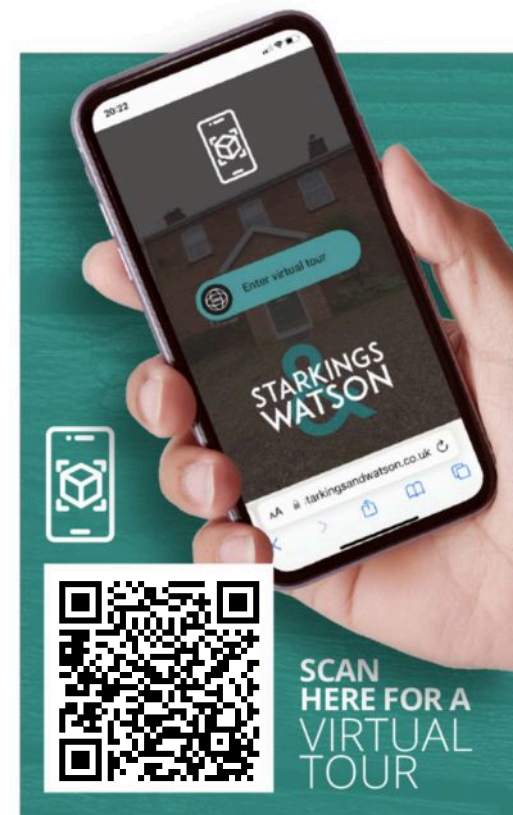
#### FIND US

Postcode : NR14 6DP

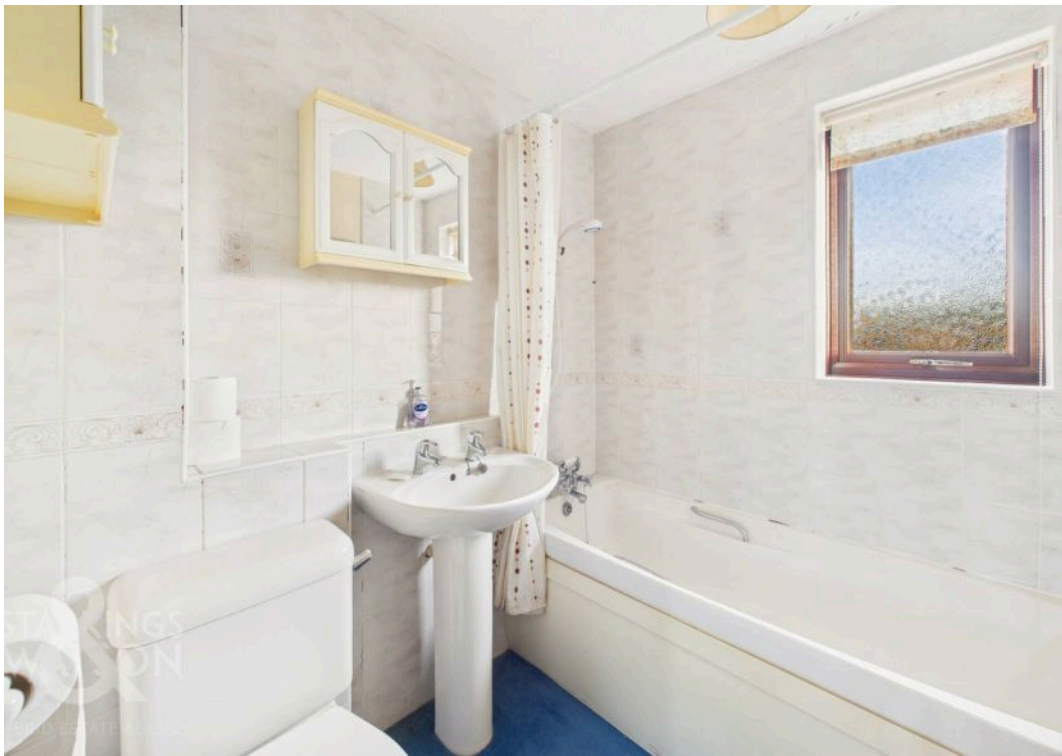
What3Words : ///plantings.waged.builds

#### VIRTUAL TOUR

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







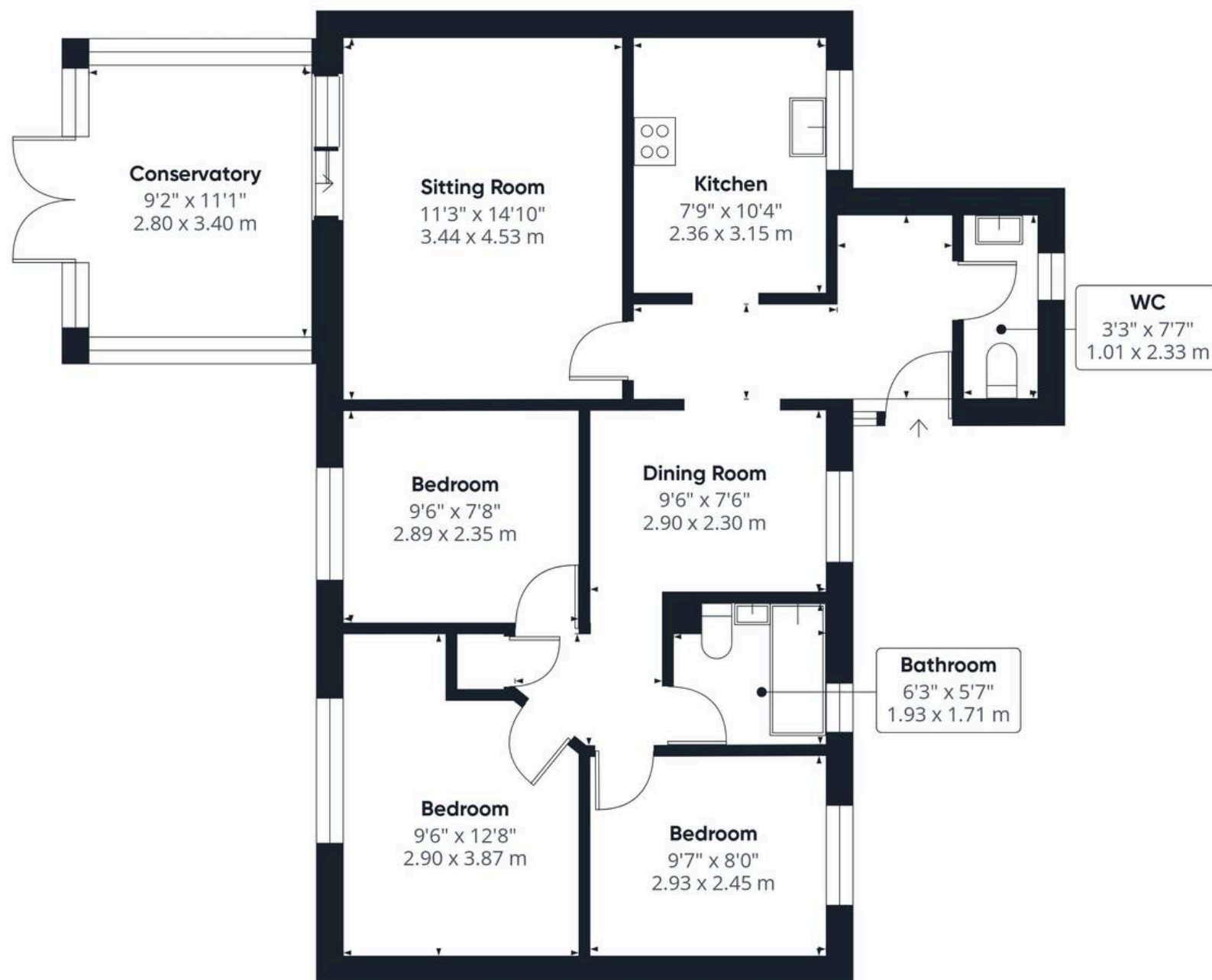




## THE GREAT OUTDOORS

The rear garden enjoys a private aspect with enclosed timber fence boundaries and a large patio seating area opening up from the conservatory French doors. A raised lawned area is bordered by flower beds ready for planting, with a further shingled area and covered patio seating area beyond. A greenhouse sits to one corner along with a large timber storage shed to the opposite corner, with access to the side storage area and garage. The garage is accessed via an up and over door to front, with a side door, storage above, power and lighting.





**Approximate total area<sup>(1)</sup>**

846 ft<sup>2</sup>

78.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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