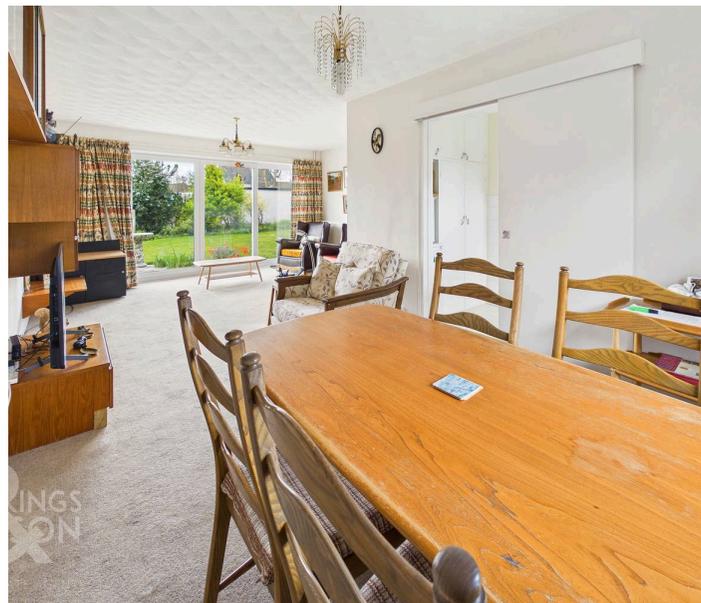




Sycamore Close, Loddon - NR14 6LF

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Sycamore Close

Loddon, Norwich

NO CHAIN. This DETACHED CHALET STYLE HOME presents a fantastic opportunity for buyers seeking a property with POTENTIAL, located in a quiet CUL-DE-SAC within WALKING DISTANCE to LOCAL SCHOOLS, the HIGH STREET, and excellent transport links via the A146. Offering approximately 1221 sq. ft (stms) of versatile accommodation, the property benefits from INCOME GENERATING SOLAR PANELS, ensuring energy efficiency and reduced running costs. The welcoming entrance hall leads to a 21' DUAL ASPECT SITTING/DINING ROOM, flooded with natural light via the SOUTH FACING PATIO DOORS, and offering ample space for entertaining or relaxing. The KITCHEN offers scope to be opened into the reception room, creating a modern open plan living space (subject to necessary consents). With UP TO FOUR BEDROOMS arranged over two floors, this home is ideal for families or those seeking flexible living arrangements. The ground floor also features a practical W.C and a well-appointed FAMILY BATHROOM.

Throughout, the property offers a blend of spacious reception areas and comfortable bedrooms, ready for a new owner's personal touch. With an ENCLOSED REAR GARDEN bordered by timber panel and low level wire fencing, providing a safe and private environment for children and pets, the garden is primarily laid to lawn, complemented by a FULL WIDTH PATIO perfect for alfresco dining and summer gatherings. The property also benefits from a DRIVEWAY offering ample off-road parking, and GARAGE access.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Detached Chalet Style Home with Potential
- Cul-De-Sac Setting within Walking Distance to Schools, High Street & A146
- Approx. 1221 Sq. ft (stms) of Accommodation
- 21' Dual Aspect Sitting/Dining Room
- Potential to Open Plan the Kitchen
- Up to Four Bedrooms
- Ground Floor W.C & Family Bathroom



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

Set back from the road and approached via a tandem hard standing driveway, the lawned gardens offer a variety of mature planting and shrubbery, which screens the property from the road. Access leads to the rear garden, while a pathway continues to the adjoining garage and main front entrance door.

THE GRAND TOUR

Once inside, the hall entrance offers a light and bright meet and greet space, with stairs rising to the first floor landing and useful storage space below. Doors lead off to the kitchen and living accommodation, with the main sitting room enjoying a front facing aspect across the south facing front lawned garden, via sliding patio doors and a full height window which flood the room with natural light. Fitted carpet flows underfoot, with ample space for soft furnishings and a dining table. The adjacent kitchen offers potential to open plan the space if required, whilst offering a range of built-in storage units with space for a electric cooker and general white goods including a fridge freezer and washing machine. Further built-in storage can be found, whilst a door leads out to the rear garden.

A formal dining room or ground floor bedroom sits to the front of the property with fitted carpet underfoot and front facing garden views, with adjacent W.C and main family bathroom which offers a four piece suite including a panelled bath and walk-in shower cubicle with an electric shower, whilst being finished with tiled splash-backs and a built-in airing cupboard.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with doors leading off to the two double bedrooms - both finished with fitted carpet and uPVC double glazed dual aspect views to front and rear. A smaller third bedroom which is a single sits to the middle of the property, whilst overlooking the garden via a rear facing window

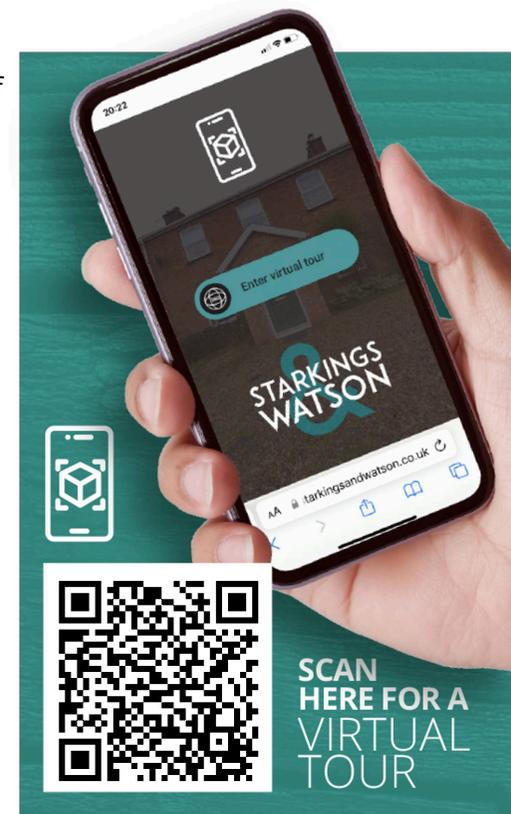
FIND US

Postcode : NR14 6LF

What3Words : ///agenda.heavy.overdrive

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and low level wire fencing whilst being laid to lawn and including a full width patio which runs across the rear of the property. A greenhouse offers storage with a wealth of mature planting and shrubbery to all boundaries. An outside water supply is fitted, with access to the oil tank and garage. The garage is accessed via an electric roller door to front, with a floor standing oil fired central heating boiler, solar panel controls, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1221 ft²
113.5 m²

Reduced headroom

16 ft²
1.5 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.

GIRAFFE 360



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • 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 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.