



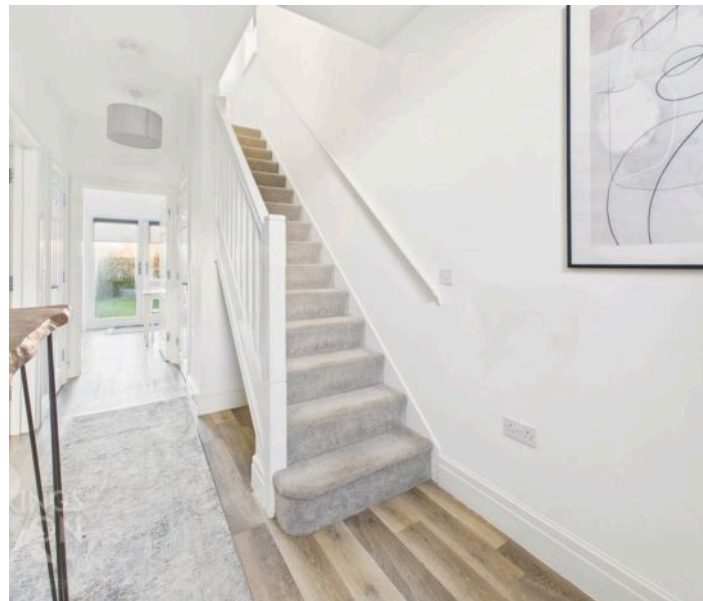
Oak Avenue, Loddon - NR14 6FW



Oak Avenue

Loddon, Norwich

NO CHAIN. This ATTRACTIVE MODERN HOME blends PERIOD STYLE with CONTEMPORARY COMFORTS, boasting HIGH CEILINGS and SASH WINDOWS throughout. The welcoming entrance hall features useful STORAGE and a convenient W.C, setting the tone for the spacious accommodation beyond. The heart of the home is a generous 16' KITCHEN and DINING ROOM, finished with sleek HIGH GLOSS CABINETRY and providing ample space for family meals or entertaining guests, sitting adjacent to the SITTING ROOM. Upstairs, THREE well-proportioned BEDROOMS offer flexible living arrangements, including a PRINCIPAL BEDROOM with a EN SUITE SHOWER ROOM for added privacy. The family bathroom is fitted with MODERN FIXTURES, ensuring comfort and convenience for all. This property is thoughtfully designed to combine classic charm with practical modern living. Stepping outside, the ENCLOSED REAR GARDEN provides the perfect setting for relaxation or outdoor gatherings. Timber panel fencing ensures PRIVACY, while the lawn offers a safe space with a patio seating area.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Modern Period Style Home with High Ceilings & Sash Windows
- Hall Entrance with Storage & W.C
- 16' Kitchen/Dining Room with High Gloss Finish
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- Enclosed Lawned Gardens
- Tandem Driveway Parking

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

Tucked away in a cul-de-sac setting, the property is approached via a low maintenance front garden with various planting and shrubbery along with an adjacent block paved driveway - offering tandem off road parking for several vehicles. Gated access leads to the rear garden whilst an entrance door can be found to the front.

THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot. Stairs rise to the first floor landing with a useful built-in storage space below. A further cupboard sits to the left hand side with the ground floor W.C sitting opposite, complete with a white two piece suite and tiled splash-backs. The main sitting room offers a sash window to front and wood effect flooring underfoot. Enjoying high ceilings and a light and bright feel, the kitchen/dining room sits to the rear with a u-shaped arrangement of high gloss wall and base level units, with integrated cooking appliances including inset gas hob and built-in eye level electric oven. Further appliances include an integrated fridge freezer, dishwasher and washing machine, with wood effect flooring flowing underfoot. To one side, a cupboard houses the wall mounted gas fired central heating boiler, whilst spotlighting can be found under the cupboards. Ample space is provided for a dining table or soft furnishings, with French doors leading out to the rear garden.

Heading upstairs the carpeted landing includes a built-in airing cupboard, and doors lead off to the three bedrooms. The main double bedroom sits to the front with a sash window and fitted carpet underfoot, whilst a door takes you to a private en-suite shower room, with a white three piece suite including a walk-in double shower cubicle and thermostatically controlled shower with tiled splash-backs and heated towel rail. The two further bedrooms are both finished with fitted carpet and uPVC double glazing with the smaller including a built-in over-stairs storage cupboard.

The family bathroom completes the property with a white three piece suite including a low level WC, wall mounted hand wash basin and panelled bath. An electric shower and glazed shower screen sit over the bath, with tiled effect flooring and heated towel rail.

FIND US

Postcode : NR14 6FW

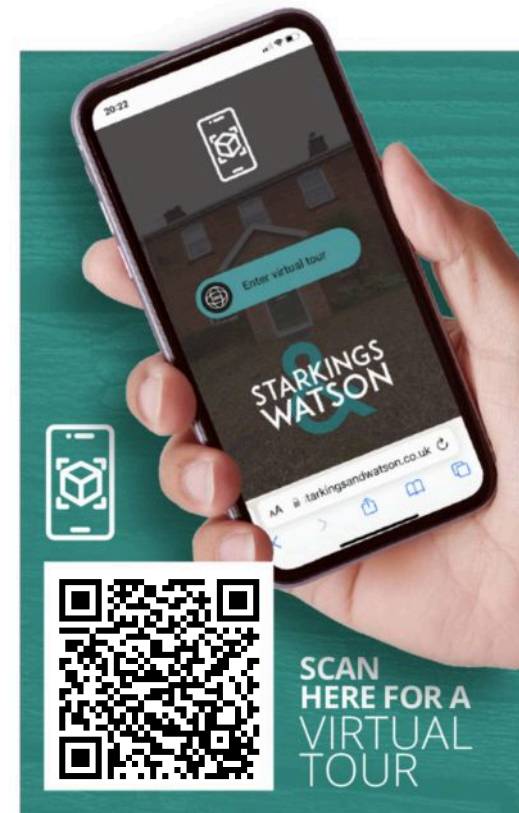
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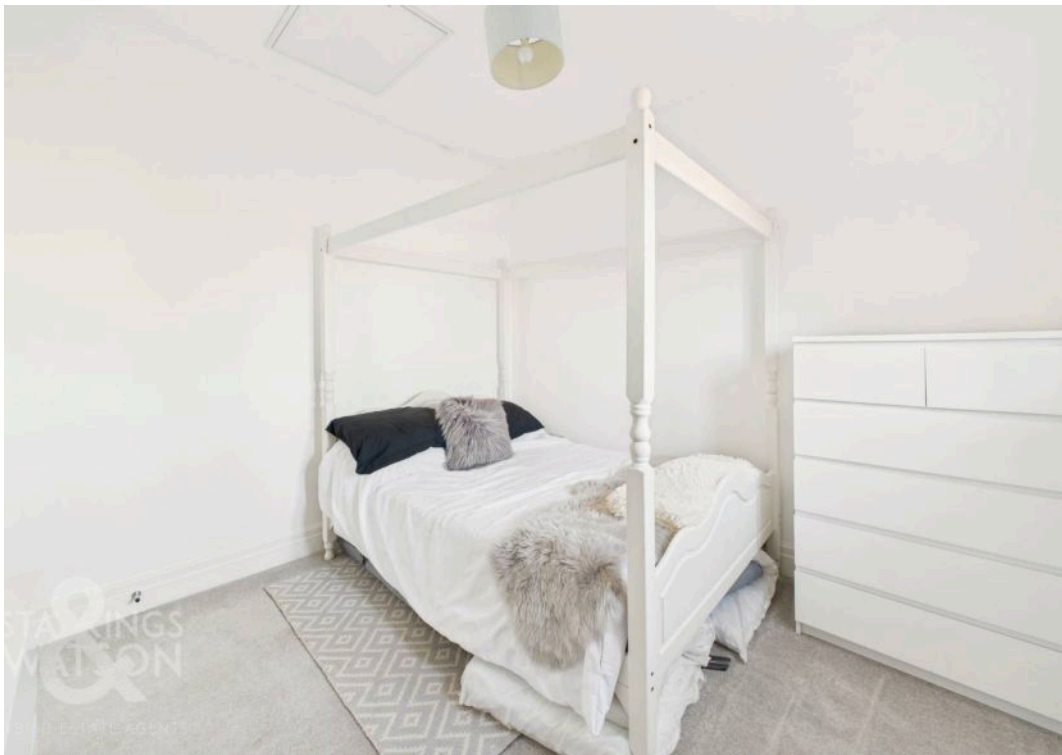
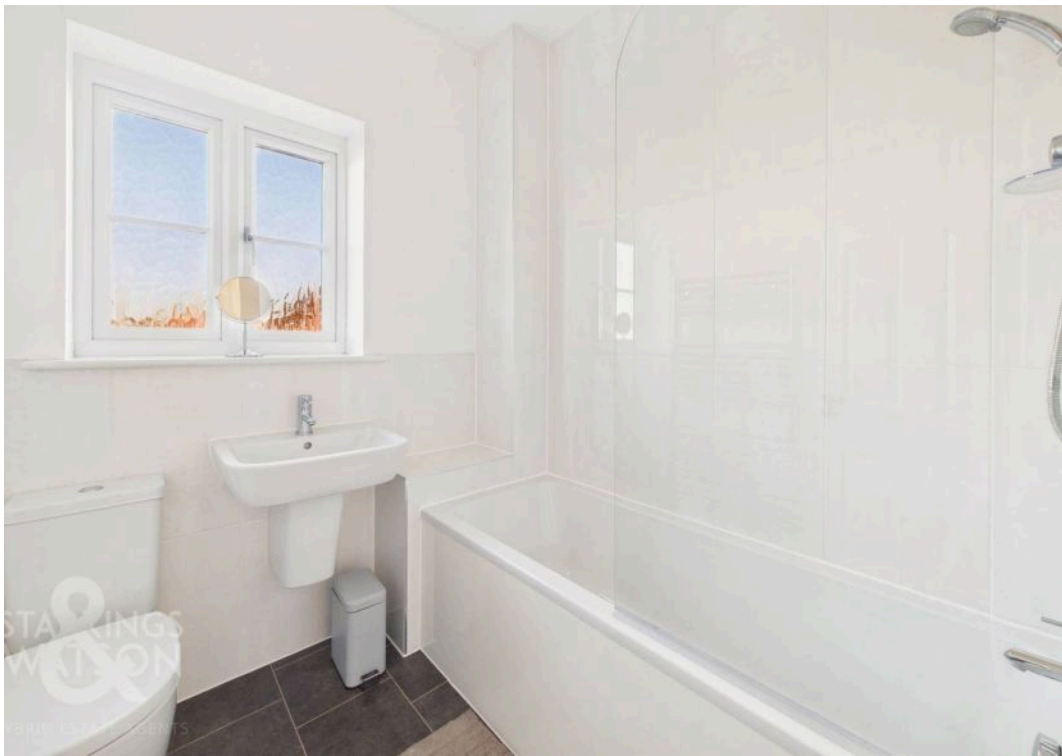
VIRTUAL TOUR

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

AGENTS NOTES

We understand a service charge will be applicable to the property once the development is completed. Please seek legal advice on this matter prior to agreeing a purchase. The vendor advises the property has access to Fibre Broadband via the Open Fibre Network instead of traditional Openreach Services, where a choice of suppliers exist.







THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst being laid to lawn and including a patio seating area which extends from the kitchen French doors. A variety of planting can be found to all sides, with a gated access leading to the tandem driveway.





En-Suite
3'6" x 7'10"
1.08 x 2.40 m



Approximate total area⁽¹⁾

821 ft²

76.2 m²

Reduced headroom

11 ft²

1 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





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 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.