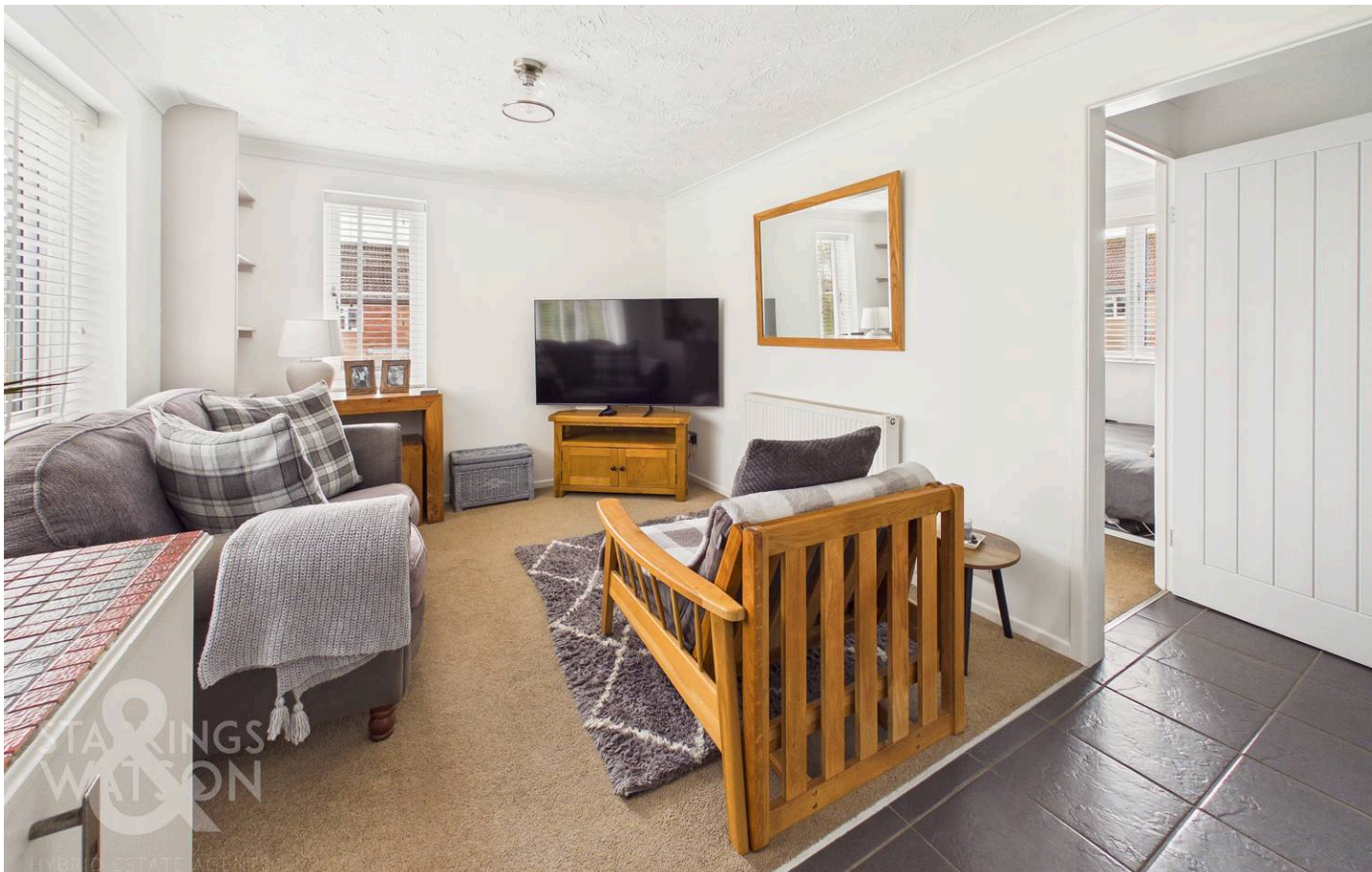




Beck Way, Loddon - NR14 6UZ

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Beck Way

Loddon, Norwich

NO CHAIN! This FULLY RENOVATED FIRST FLOOR FLAT presents a superb opportunity for first-time buyers, investors, or those seeking a stylish, low-maintenance home. Step inside to discover a bright, welcoming 12' OPEN PLAN SITTING/DINING ROOM, featuring expansive FIELD VIEWS that flood the space with natural light and create a tranquil atmosphere. The adjoining, NEWLY FITTED WREN KITCHEN boasts contemporary cabinetry, integrated appliances, and generous worktop space, making it ideal for both every-day living and entertaining. The DOUBLE BEDROOM offers ample space for a double bed and additional furnishings, while the RE-FITTED SHOWER ROOM provides a modern suite with quality fixtures. Throughout the property, REPLACEMENT uPVC DOUBLE GLAZING and an ELECTRIC FUSE BOX sit alongside a GAS FIRED CENTRAL HEATING system to ensure year-round comfort and energy efficiency. Clever storage solutions and a thoughtful layout maximise every inch of this beautifully presented home, blending traditional charm with modern convenience.



Well-tended COMMUNAL GARDENS laid to lawn and maintained within the service charge, provide a peaceful setting for relaxation or socialising. To the rear of the building, you will find TWO ALLOCATED PARKING SPACES, ensuring convenience for both residents and guests.

Council Tax band: A

Tenure: Leasehold

- No Chain!
- Fully Renovated First Floor Flat
- Replacement uPVC Double Glazing with Gas Fired Central Heating
- 12' Open Plan Sitting/Dining Room with Field Views
- Open Plan Newly Fitted Wren Kitchen with Appliances
- One Double Bedroom
- Re-fitted Shower Room
- Communal Gardens & Allocated Parking for Two Vehicles

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

Approaching the property from the main road, a hard standing footpath takes you to the main communal entrance. Sitting adjacent, a communal residents car park can be found, with allocated parking for two vehicles and communal lawned gardens. A door takes you to the ground floor entrance where stairs rise to the first floor.

### THE GRAND TOUR

Step inside the private hall entrance where tiled flooring can be found underfoot for ease of maintenance, with an attractive vertical radiator and doors leading off to the bedroom and living accommodation. A useful built-in storage cupboard sits to one side with a loft access hatch above. The shower room has been re-fitted and offers an attractive white three piece suite with a corner shower cubicle including an electric shower with tiled splash-backs, whilst tiled flooring can be found underfoot. The main bedroom sits adjacent finished with fitted carpet and a front facing uPVC double glazed window, with a further loft access hatch and ample space for wardrobes. The sitting room opens up with dual aspect views via the side and rear facing windows offering attractive field views beyond. Fitted carpet can be found to the main seating area with tiled flooring flowing seamlessly from the hall entrance and into the adjacent kitchen. Two built-in storage cupboards can be found with the kitchen being open plan with a u-shape arrangement of wall and base level units. Attractive tiled splash-backs run around the work surface with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with an integrated fridge and washing machine. A further rear facing window floods the room with natural light whilst enjoying field views beyond.

### FIND US

Postcode : NR14 6UZ

What3Words : [///earful.page.nags](http://www.earful.page.nags)

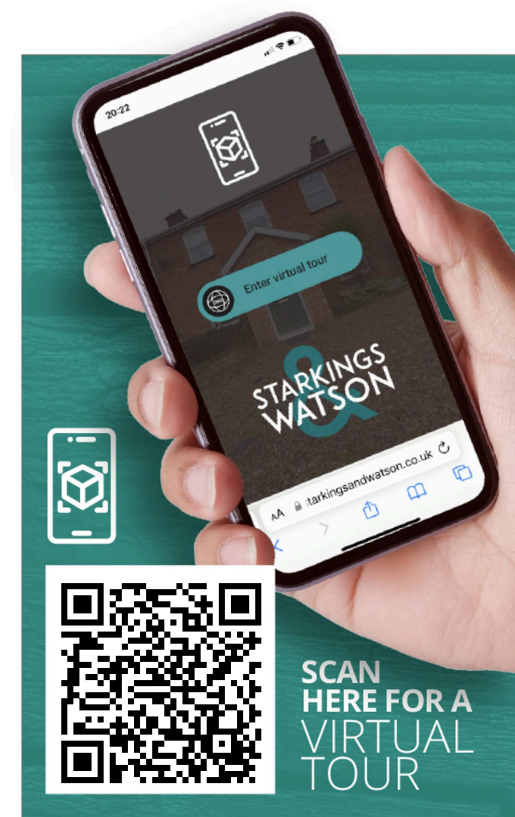
### VIRTUAL TOUR

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

### AGENTS NOTES

The property is sold leasehold with an 85 year lease remaining. Ground rent is charged at £400 PA, and the service charge in the region of £600 PA.

The venetian/roller blinds which have been recently installed will be left with the property.







## THE GREAT OUTDOORS

Communal lawned space can be found to the ground floor, which is maintained within the service charge. Two allocated parking spaces and an external bin store are found to the rear of the building.





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

357 ft<sup>2</sup>

33.1 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



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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.