



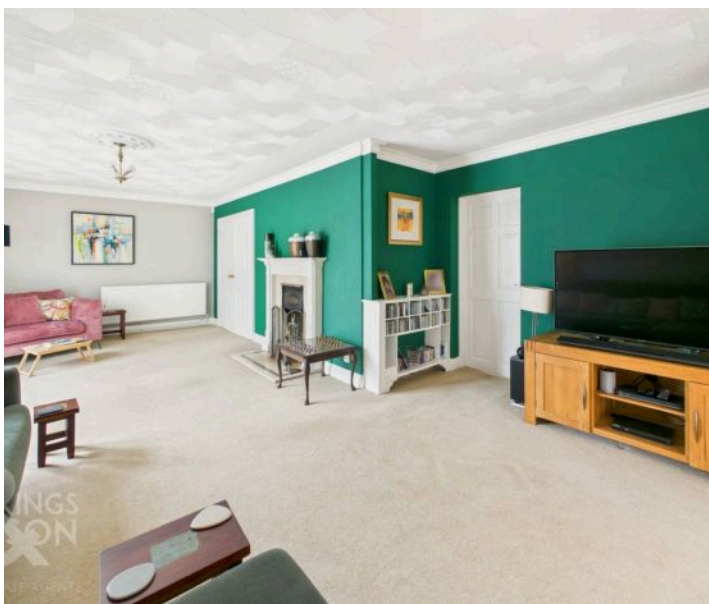
Elm Close, Loddon - NR14 6LG



Elm Close

Loddon, Norwich

NO CHAIN. This IMPRESSIVE EXTENDED FAMILY HOME presents over 1740 sq. ft (stms) of versatile accommodation, thoughtfully arranged across two floors and further complemented by SUBSTANTIAL OUTBUILDINGS and INCOME GENERATING SOLAR PANELS. The ground floor welcomes you with a LARGE HALL ENTRANCE including STORAGE, where DOUBLE DOORS open to a spacious 23' SITTING ROOM, perfect for relaxing or entertaining, which leads into an 18' CONSERVATORY - taking in the PANORAMIC VIEWS over the LANDSCAPED GARDENS. The 19' KITCHEN/BREAKFAST ROOM is well-appointed and seamlessly connects to a generous 15' OPEN PLAN DINING ROOM, ideal for family gatherings and mealtimes. FOUR WELL-APPOINTED BEDROOMS are arranged over two floors, providing flexibility for families of all sizes or those seeking additional guest or work-from-home space. The PRINCIPAL BEDROOM can be found upstairs, including a LARGE LOFT AREA which could make an ideal DRESSING ROOM, with a JULIET STYLE BALCONY and CONTEMPORARY PRIVATE EN SUITE. The GROUND FLOOR BATHROOM has also been updated and includes a SHOWER. Additional highlights include a 20' GARAGE and a separate 9' EXTERIOR HOME OFFICE, both easily accessible and providing ample storage or workspace. TWIN DRIVEWAYS to the front offer plentiful OFF-ROAD PARKING, enhancing the convenience.



Stepping outside, the REAR GARDEN is a true feature of this home, having been extensively LANDSCAPED to create a PRIVATE and INVITING OUTDOOR RETREAT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Extended Family Home with Garage & Exterior Home Office
- Over 1740 Sq. ft (stms) of Accommodation Plus Outbuildings
- 23' Sitting Room & 18' Conservatory
- 19' Kitchen & Open Plan 15' Dining Room
- Four Bedrooms Over Two Floors
- 20' Garage & 9' Home Office
- Large Landscaped Gardens & Twin Driveways

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 a cul-de-sac setting, the property is set back from the road and approached via a shingled front garden with a range of mature planting, shrubbery and hedging. Twin driveways can be found to the front with a hard standing drive to the left hand side offering off road parking, with a further adjacent driveway finished with block paving - offering gated and secure tandem parking in front of the garage. The detached garage and home office can be found beyond with gated access leading to the rear garden.

THE GRAND TOUR

Heading inside the main front door, a spacious hall entrance greets you with tiled flooring underfoot and stairs rising to the first landing, with useful storage space below. A built-in double cupboard sits to one side with doors leading off to the bedroom and living accommodation. The main sitting room is accessed via double doors and is tucked away at the rear of the property with a feature fireplace creating a focal point to the room. Fitted carpet runs underfoot and sliding uPVC double glazed doors open to the side, with further sliding patio doors providing a seamless link into the adjacent conservatory. Extending the living space, the conservatory is finished with tiled flooring underfoot and a range of windows to side and rear. Further French doors lead out into the garden, with ample space for soft furnishings and seating. From the main sitting room a further door leads off to the formal dining room with dual aspect views to front and side, fitted carpet underfoot and an opening taking you to the adjacent kitchen. Finished with a u-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset gas hob and a extractor fan above, sitting alongside an eye level electric double oven. Tiled flooring flows through the space with room provided for a fridge freezer and dishwasher, with a window and door to front, built-in breakfast bar and door to the hall entrance. From the entrance hall a modernised family bathroom can be found, with a white three piece suite including a feature hand wash basin with storage below and panelled bath with a twin head thermostatically controlled shower, with a glazed shower screen and attractive tiled splash-backs. Two double bedrooms sit to the rear of the property with fitted carpet underfoot and uPVC double glazing, with a further single bedroom or study located to the front, completed with fitted carpet and a front facing window.

Upstairs, the curved stairway leads to the main double bedroom which enjoys wood flooring underfoot and French doors opening up to a 'Juliet' style balcony with a range of built-in wardrobes and eaves storage. A door takes you to a private en-suite shower room which has been re-fitted to include a white three piece suite, with a walk-in shower cubicle, wood effect flooring, attractive tiled splash-backs, heated towel rail and walk-in loft storage. From the main bedroom in the eaves, a large walk-in storage area can be found, housing the gas fired central heating system and water softener, with huge space for storage or further built-in wardrobe space.

FIND US

Postcode : NR14 6LG

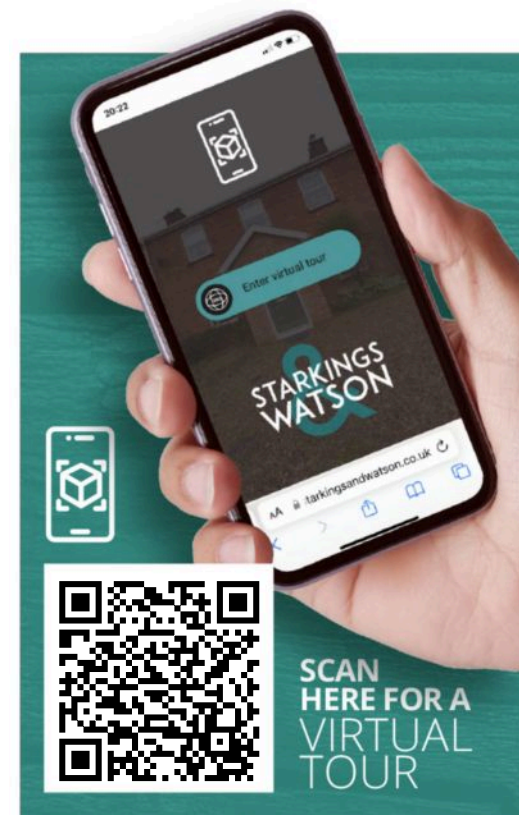
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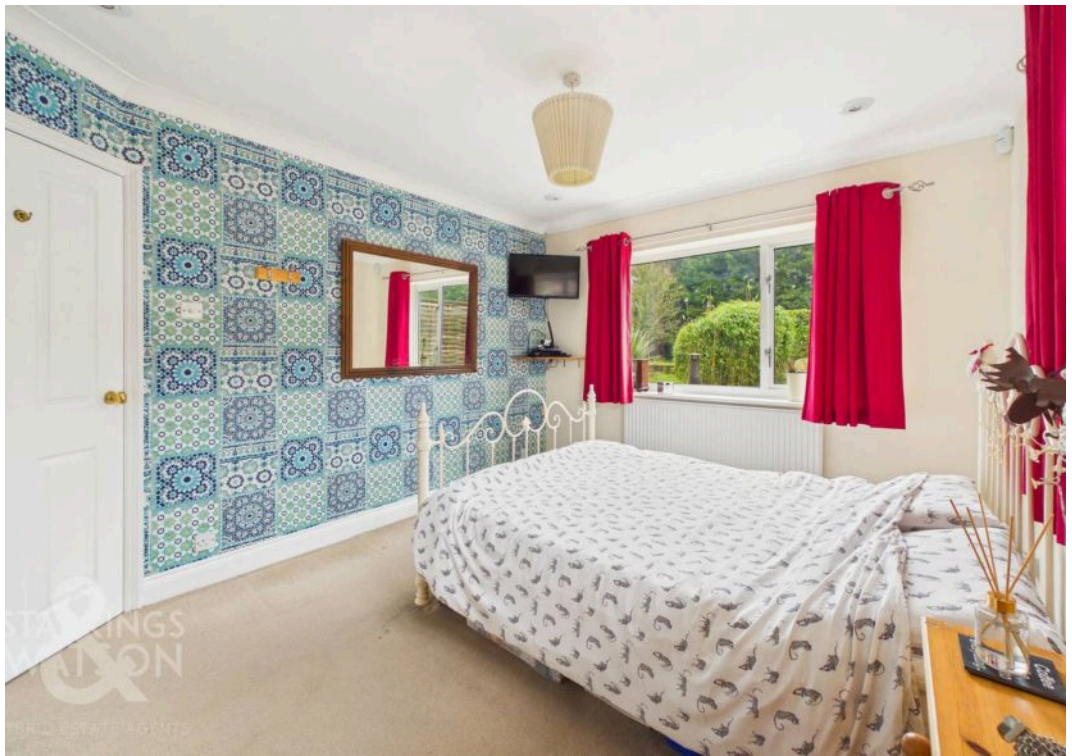
VIRTUAL TOUR

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

AGENTS NOTES

The gardens and grounds are split across two title deeds. The solar panels are believed to generate in the region of £1600 PA. The rear boundary backs onto the A146 road.







THE GREAT OUTDOORS

Heading outside the rear garden has been landscaped to include a large full width patio which runs across the rear of the property, with ample space for outside dining. A pathway leads to the raised lawns which are split into two sections, with a further retaining brick wall and steps taking you to the top section of the garden. An orchard of apple, pear, plum, cherry and walnut trees, and various planting can be found within the top section, enclosed within timber panel fencing and mature hedging. The garden enjoys a private non-overlooked aspect, whilst a further pathway takes you to the garage and home office. With windows to side and rear, the home office includes fitted carpet underfoot, sitting under a vaulted ceiling with recessed spotlighting. The adjacent garage has access to front via an up and over door, with side access, storage above, power and lighting.

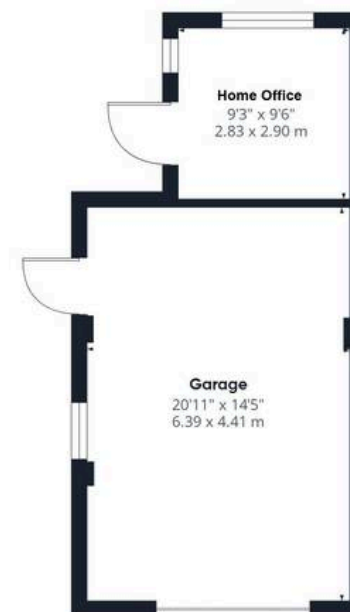




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2133 ft²
198.3 m²

Reduced headroom

52 ft²
4.9 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 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.