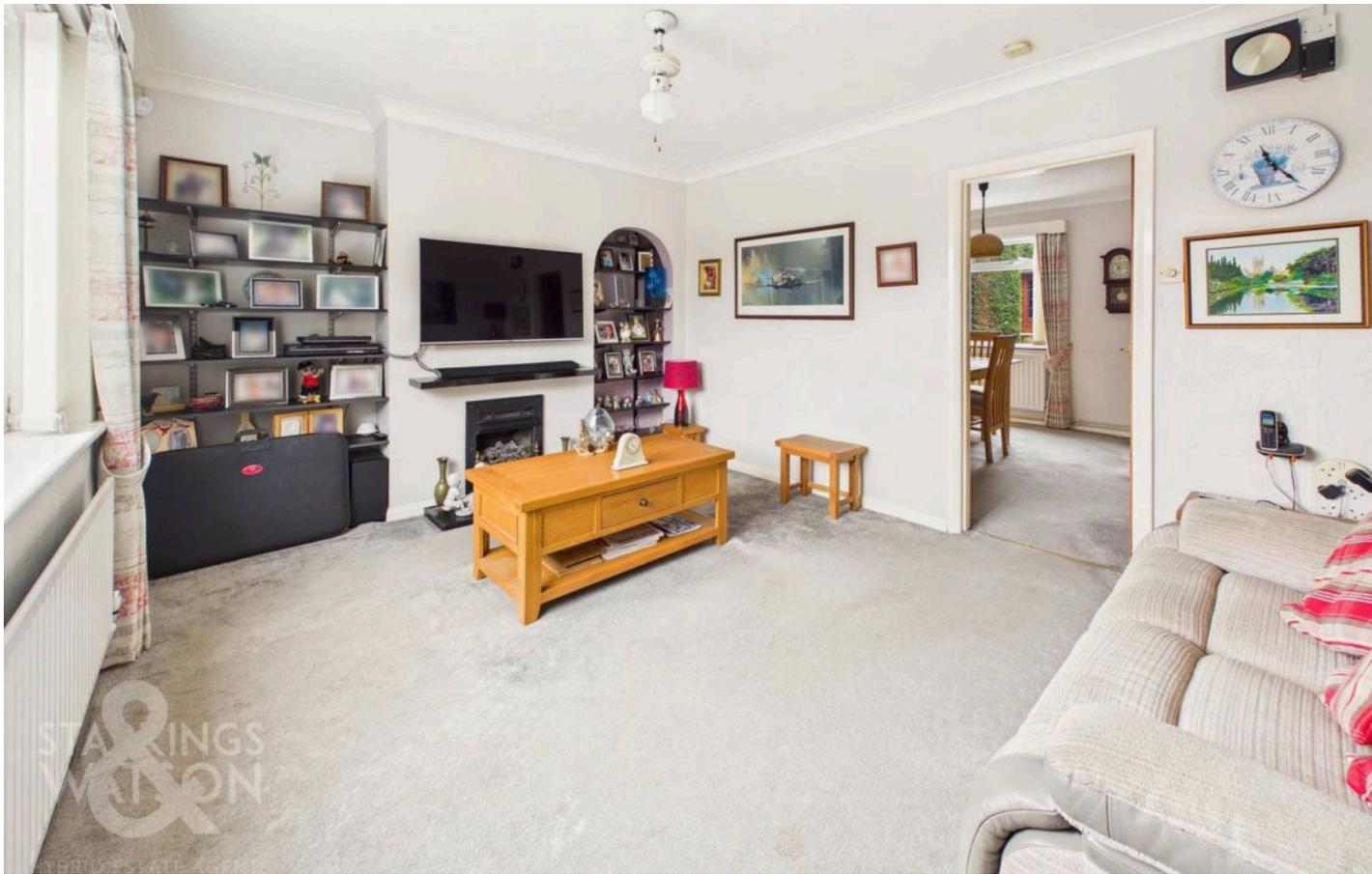




Leman Close, Loddon - NR14 6LJ



Leman Close

Loddon, Norwich

NO CHAIN. This SEMI-DETACHED HOME occupies an IMPRESSIVE PLOT of approximately 0.18 ACRES (stms), and provides over 862 Sq. ft (stms) of well-presented accommodation. Located CLOSE to HOBART HIGH SCHOOL and the LODDON HIGH STREET, the property features TWO INVITING RECEPTION ROOMS, providing flexible living and dining options for family life or entertaining. The RE-FITTED KITCHEN measures 11' and is finished with HIGH GLOSS UNITS, offering a modern and practical space for cooking and meal preparation including NEFF APPLIANCES. A separate UTILITY ROOM sits adjacent, along with a GROUND FLOOR BATHROOM including a shower. There are THREE BEDROOMS, each with ample NATURAL LIGHT, including the main bedroom with BUILT-IN WARDROBES. Additional benefits include a DETACHED GARAGE and a large timber-built WORKSHOP, ideal for those seeking extra storage or space for hobbies. The outdoor space is a true highlight, with the REAR GARDEN wrapping around to the side and rear of the property. Directly behind the house, a landscaped area features paving and decorative plum slate, complemented by an outside water and power supply for added practicality. For those who enjoy RELAXING OUTDOORS, a timber SUMMER HOUSE houses a hot tub, while mature hedging encloses the garden, ensuring a high degree of privacy and seclusion.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain!
- Approx. 0.18 Acre Plot (stms)
- Semi-Detached Home with Over 862 Sq. ft (stms) of Accommodation
- Two Reception Rooms
- 11' Re-fitted Kitchen with High Gloss Units
- Three Bedrooms
- Ground Floor Bathroom with Shower
- Detached Garage & Workshop

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 the corner of the cul-de-sac, the property offers a neat and tidy front aspect with a brick-weave driveway offering tandem off road parking leading to a detached workshop and garage. The front fenced boundary sits to the left hand side with mature hedging to the right, and a low maintenance shingle garden where steps lead to the main entrance door. A ramped entrance can be found to the side leading into the side lobby.

THE GRAND TOUR

The main hall entrance is finished with fitted carpet underfoot and stairs rising to the first floor landing. Doors lead into the ground floor bathroom and main sitting room, with a front facing uPVC double glazed window. This light and bright room offers a feature fireplace with fitted carpet underfoot and door to the adjacent dining room with potential to create an open plan feel if required. The separate dining room is finished with fitted carpet and a rear facing window enjoying garden views. The kitchen has been updated and modernised to include a high gloss range of wall and base level units with integrated cooking appliances including an inset 'Neff' electric ceramic hob with glass splash-backs and extractor fan, 'Neff' built-in twin eye level electric oven and microwave combination, with matching up-stands and under cupboard spotlighting, with an integrated dishwasher, rear facing window and built-in understairs storage cupboard. A door leads to the rear lobby and utility space with room for a fridge freezer and washing machine, whilst a side access door takes you outside, and the wall mounted gas fired central heating boiler sits to one side.

Heading upstairs, the carpeted landing leads to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom includes a full width run of built-in wardrobes, front facing window and a walk-in shower cubicle with tiled splash-backs and electric shower. The two further bedrooms both enjoy garden views.

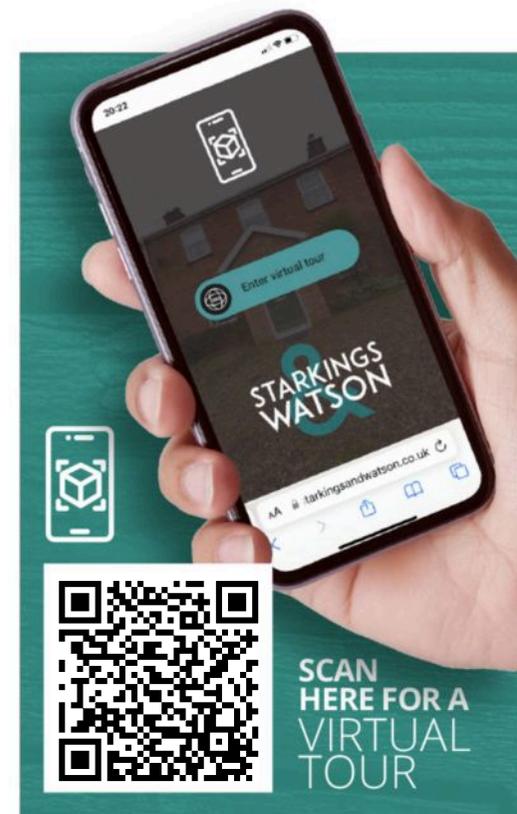
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VIRTUAL TOUR

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







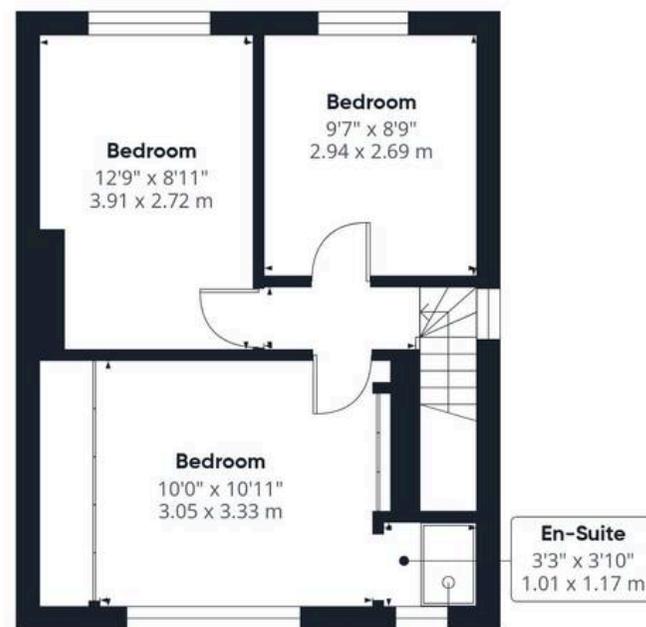
THE GREAT OUTDOORS

The rear garden wraps around to the side and rear of the property, starting with a landscaped paved and plum slate area directly to the rear of the property, including an outside water and power supply. Access leads to the detached garage and large timber built workshop, with a range of planting and paving leading up to the lawned garden. A timber summer house includes a hot tub with further mature hedging enclosing the garden and ensuring a high degree of privacy and seclusion. A uPVC built summer house sits beyond to enjoy the afternoon sun, with a further shed for storage. The garage is accessed via an up and over door to front, with a side access door, power and lighting installed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

862 ft²
80 m²

(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 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.