

Sale Court, Loddon - NR14 6QF

STARKINGS WATSON

HYBRID ESTATE AGENTS







Sale Court

Loddon, Norwich

Tucked away BEHIND the HIGH STREET, Sale Court is a QUIET CUL-DE-SAC with a footpath which cuts through ensuring you are minutes away by foot to a whole HOST of LOCAL AMENITIES. The overall accommodation has been MODERNISED and extends to 1314 Sq. ft (stms) with an INTEGRAL GARAGE and 17' CONSERVATORY. These CHARACTERFUL HOMES offers an IDEAL FAMILY LAYOUT, but still offering potential, for example to create a kitchen/dining space. Internally, the HALL ENTRANCE includes a W.C, with the GARAGE partially used as a UTILITY ROOM. The KITCHEN is finished in a STRIKING RANGE of CONTRASTING UNITS, with SPACE for RANGE STYLE COOKER. The SITTING/DINING ROOM is L-SHAPED with ample room for a table and soft furnishings, whilst the CONSERVATORY is plastered and decorated with AIR-CON/HEATING installed. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with an EN SUITE and FAMILY BATHROOM - both modernised. The REAR GARDEN is partly WALLED and NON-OVERLOOKED.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: D

- Short Walk to Loddon High Street
- L-Shaped Sitting/Dining Room
- Modern Kitchen with Solid Wood Surfaces
- Hall Entrance with W.C
- Three Bedrooms, En Suite & Family Bathroom
- Conservatory
- Integral Garage with Utility Space
- Tucked Away Cul-De-Sac Setting

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.



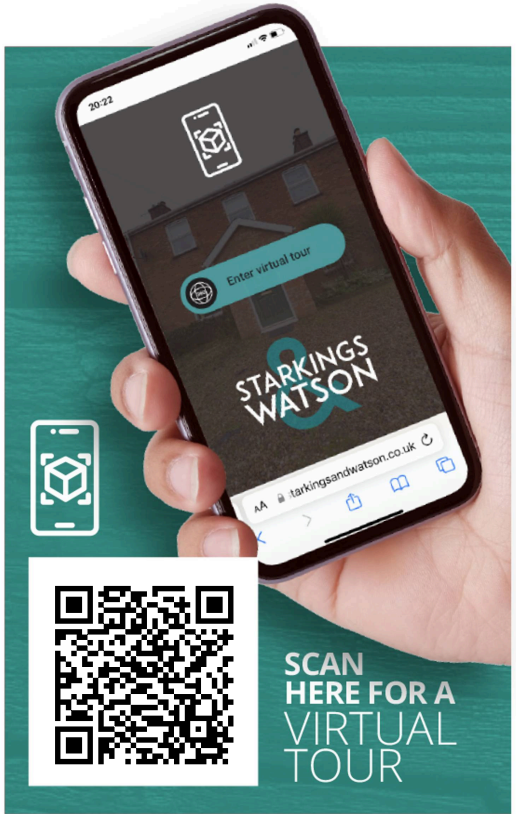
SETTING THE SCENE
Siting towards the end of the cul-de-sac, an attractive shingled and part paved frontage offers side by side off road parking, with a wide gated access to the rear garden. Access leads to the main entrance and integral garage. The pathway through to the High Street is located only some three doors up.

THE GRAND TOUR
Heading into the hall entrance, the stairs lead up to the first floor, with doors to the main living space and integral garage. The kitchen is the first door on your right, a modernised room with a contrasting range of wall and base level units, with solid wood work surfaces including a beautiful rolled edge and corner curves. LED lighting can be found to the plinths, with under cupboard lighting highlighting the work surface. There is space for a 'Range' style cooker, whilst the dishwasher and fridge are integrated. A door leads into the dining area, where wood effect flooring extends allowing space for a big table, opening to the main sitting room which is some 21' long, with a door back into the hall and sliding patio doors into the conservatory. With windows to all sides and a glazed roof, the conservatory has been plastered and finished with an Aircon/heating system, allowing for all year round use. The W.C can be found off the entrance hall with tiled splash backs and flooring. The garage has been partly converted to create a utility room with a twin butler sink and space for white goods including a washing machine and American style fridge freezer.

Heading upstairs, the landing is a good size, with doors leading to the three bedrooms. The second bedroom sits to the rear with a velux window and built-in wardrobe, with the main bedroom adjacent, with a velux window and modernised en suite including a double shower cubicle. The third bedroom has been used as a study, but can easily be a double bedroom. The family bathroom has also been modernised, including a bath with shower attachment, heated towel rail and striking Aqua board splash backs.

FIND US
Postcode : NR14 6QF
What3Words : ///strutting.earlobes.ushering

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

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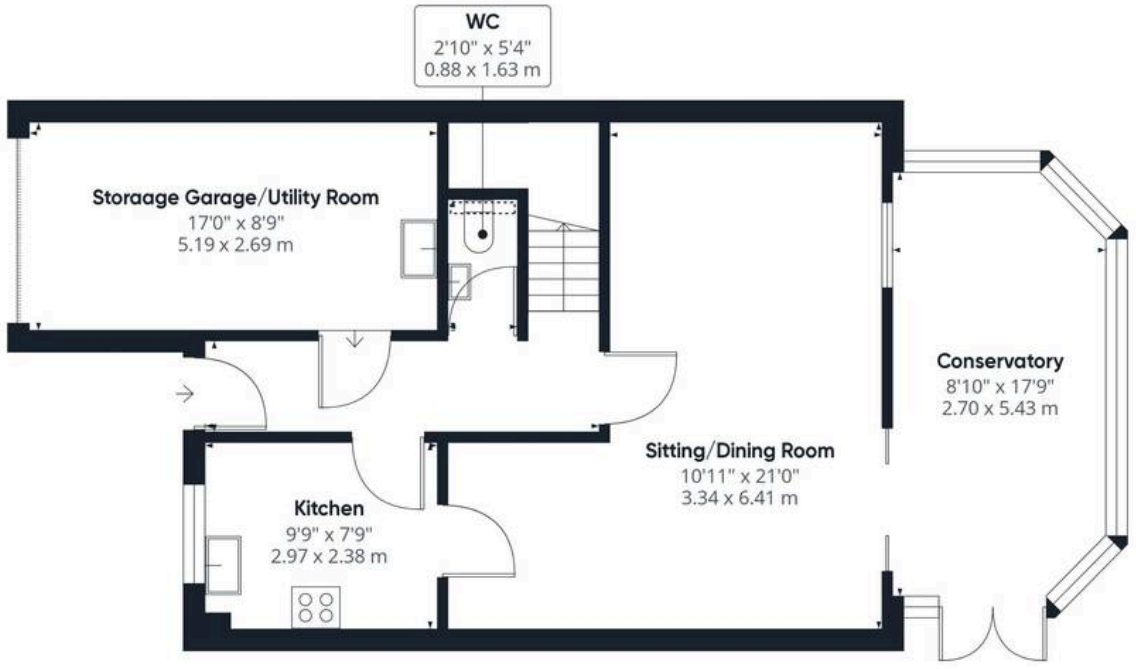
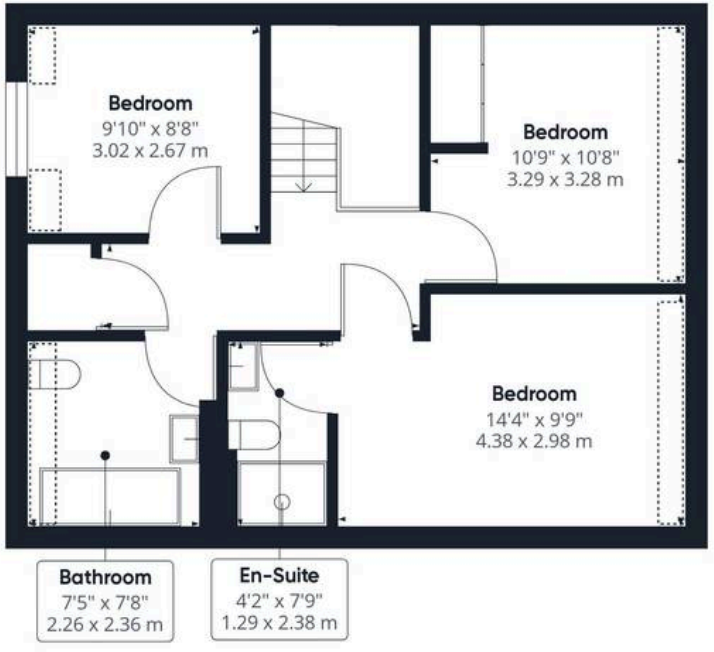
THE GREAT OUTDOORS

The rear garden offers a secluded and non-overlooked space, including a central lawn and attractive resin foot path which leads from the side and across the rear, creating a seating area and access to a space where you can keep a hot tub. Low level box hedging and planted borders add colour, with timber panelled fencing to the sides and a brick wall to the rear. Further seating can be found to the side, with a pathway leading to storage and the driveway.



Ground Floor



Floor 1

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Approximate total area[1]

1314.45 ft²

122.12 m²

Reduced headroom

38.16 ft²

3.54 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@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.