



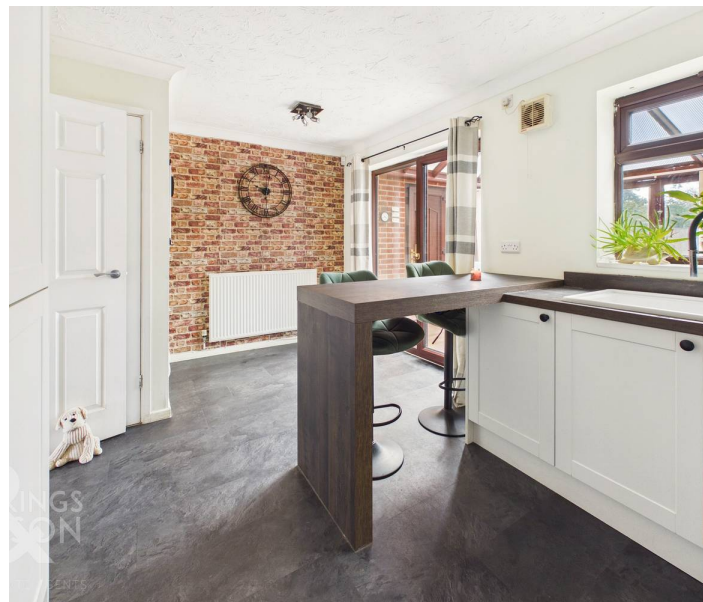
Water Meadow Close, Loddon - NR14 6UP



Water Meadow Close

Loddon, Norwich

Nestled in a QUIET CUL-DE-SAC within walking distance of a wealth of LOCAL AMENITIES and DIRECT TRANSPORT LINKS to NORWICH and the COAST, this WELL PRESENTED SEMI-DETACHED HOME offers both convenience and tranquillity. Step inside to a welcoming ENTRANCE HALLWAY, leading into the SPACIOUS SITTING ROOM, perfect for relaxing or entertaining. To the rear, the 13' CONSERVATORY enjoys panoramic garden views. Adjacent, the NEW FULLY FITTED KITCHEN and DINING ROOM boasts INTEGRATED APPLIANCES and a BREAKFAST BAR, creating a contemporary heart of the home for family meals or morning coffee. Upstairs, THREE BEDROOMS open from a central landing, providing flexible accommodation for families, guests, or a home office. The NEWLY REFITTED, HIGH SPECIFICATION THREE PIECE FAMILY SHOWER ROOM offers modern luxury and practicality. Additional features include a RECENTLY REPLACED BOILER, ensuring efficiency and peace of mind.



Head outside to find a BRICK WEAVE DRIVEWAY with PARKING FOR MULTIPLE VEHICLES, and a GARAGE with an ELECTRIC ROLLER DOOR offering secure storage and convenience. Step outside through the CONSERVATORY'S FRENCH DOORS into THE GREAT OUTDOORS, where you will discover a beautifully LANDSCAPED, PRIVATE and ENCLOSED SOUTH FACING GARDEN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well Presented Semi-Detached Home in Tucked Away Quiet Cul-De-Sac
- Within Walking Distance To A Wealth Of Local Amenities & Direct Transport Links To Norwich & The Coast
- Spacious Sitting Room & 13' Conservatory Overlooking The Garden
- New Fully Fitted Kitchen/ Dining Room With Integrated Appliances & Breakfast Bar
- Three Bedrooms Opening From A Central Landing
- Newly Refitted & High Specification Three Piece Family Shower Room
- Landscaped Private & Enclosed South Facing Gardens
- Brick Weave Driveway Parking For Multiple Vehicles & Garage With Electric Roller Door



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

Set back from the road and tucked away within this quiet cul-de-sac, the property enjoys a peaceful position with a low maintenance frontage. A brick weave tandem driveway provides generous off road parking and leads towards the garage, which is accessed via an electric roller door. Further patio space is positioned to the front of the home, where the main entrance is set beneath an open porch.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides a practical space for coats and shoes, while stairs rise to the first floor and access leads into the spacious sitting room. Overlooking the front of the property, the sitting room is generously proportioned and comfortably accommodates a variety of soft furnishing arrangements. The room flows naturally through into the heart of the home, the open plan kitchen and dining space. The fully fitted kitchen offers extensive storage from a comprehensive range of wall and base units, complemented by decorative tiled splashbacks, an inset ceramic sink and useful breakfast bar. Integrated appliances include a fridge/freezer, oven, four burner gas hob and extractor above. There is also ample space for a full dining table, creating a sociable setting for everyday meals and entertaining.

Internal glazed doors lead through to the conservatory, which enjoys panoramic views across the garden and benefits from further French doors opening directly outside. A convenient pedestrian door provides access into the garage, while plumbing is available for appliances including a washing machine and tumble dryer.

Ascending to the carpeted first floor landing, loft access is provided overhead alongside a useful integrated airing cupboard. Doors lead to three well proportioned bedrooms, all of which are served by the recently refitted three piece family shower room. The shower room is finished predominantly with floor to ceiling tiling and features a generous walk in shower enclosure with glass screen and rainfall showerhead. Further benefits include useful vanity storage beneath the wash basin and a wall mounted heated towel rail, completing this well appointed family space.

FIND US

Postcode : NR14 6UP

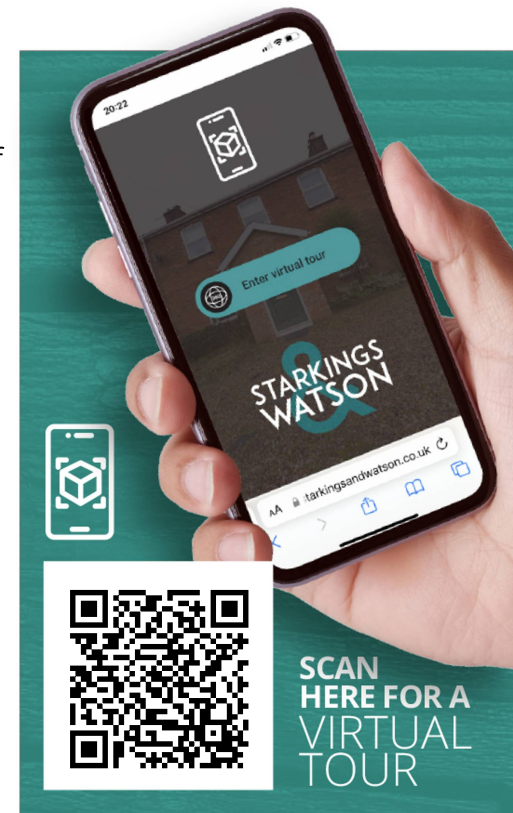
What3Words : [///drip.nanny.crouch](https://www.what3words.com/drip.nanny.crouch)

VIRTUAL TOUR

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

AGENTS NOTES

A new bathroom was installed in 2025. The whole water system was also redone - providing high pressure hot water up and downstairs.



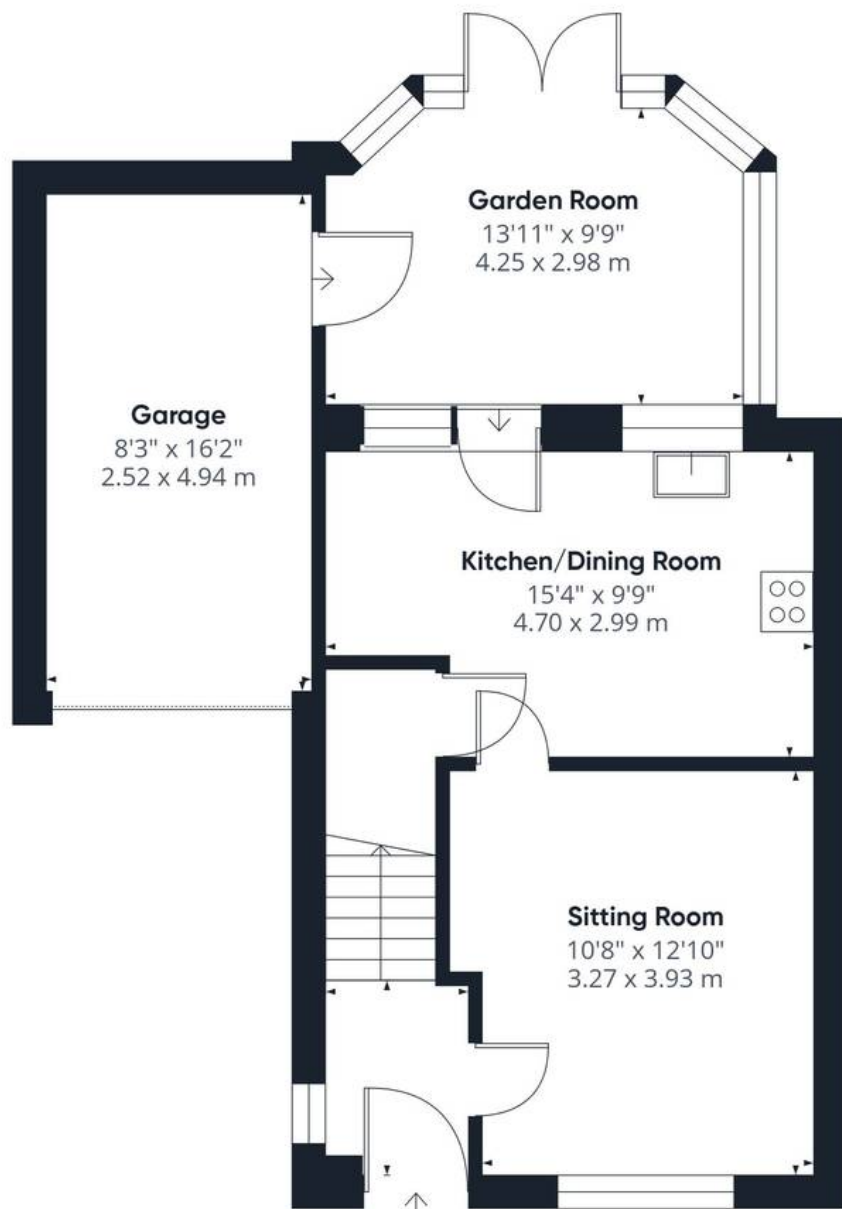




THE GREAT OUTDOORS

Leading from the garden room French doors you will find the South facing garden which has been landscaped providing you with ample patio space and a main lawned expanse - ideal for entertaining and alfresco dining. The property benefits from enclosed fenced side borders. Huge potential exists to introduce further colour and planting.





Approximate total area⁽¹⁾
929 ft²
86.2 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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