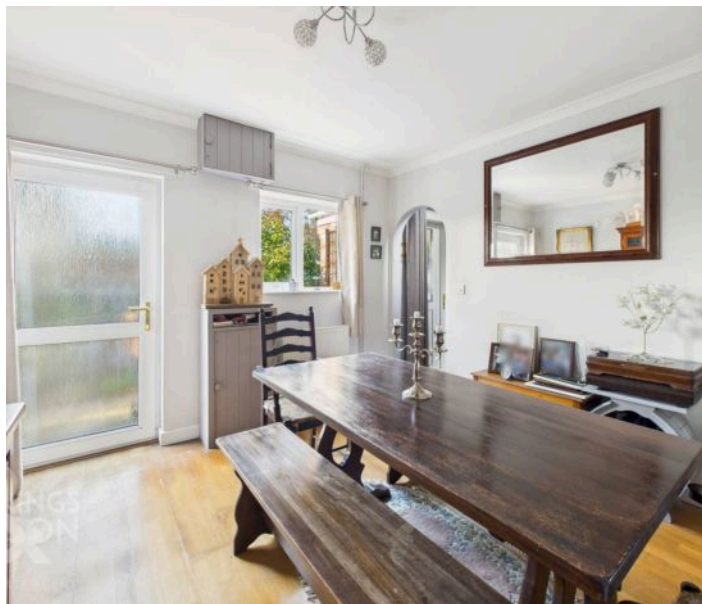




Hobart Road, Loddon - NR14 6LA





## Hobart Road

Loddon, Norwich

MOTIVATED SELLER! This well-presented MID-TERRACE family home is IDEALLY POSITIONED within easy reach of LOCAL SCHOOLS and ESSENTIAL AMENITIES. Offering approximately 1011 Sq. ft (stms) of versatile LIVING SPACE, the property is thoughtfully arranged to suit modern family life. The welcoming PORCH and HALL ENTRANCE lead to a spacious DUAL ASPECT SITTING ROOM - measuring an impressive 18', and featuring FRENCH DOORS that flood the space with natural light and provide seamless access to the rear garden. The 17' KITCHEN offers ample storage and preparation space, while a separate DINING ROOM creates the perfect setting for family meals and entertaining guests. Upstairs, the property boasts a LARGE LANDING, THREE WELL-PROPORTIONED BEDROOMS, family bathroom, and a separate W.C, ensuring convenience for busy households. This attractive home combines practical features with a comfortable layout, making it an excellent choice for families or those seeking generous accommodation in a sought-after location.



The REAR GARDEN is expansive, with VARIOUS GATED SECTIONS, feature pond, grass area and PATIO SEATING. Storage is provided within various SHEDS and a SUMMER HOUSE, with GATED OFF ROAD PARKING at the far end.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Motivated Sellers!
- Mid-Terrace Family Home Close to Local Schools
- Approx. 1011 Sq. ft (stms) of Accommodation
- 18' Dual Aspect Sitting Room with French Doors
- 17' Kitchen & Separate Dining Room
- Three Bedrooms
- Separate W.C & Family Bathroom
- Large Gardens with Off Road Parking at Rear

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

Approached via a communal parking area, a well stocked front garden screens the property from the road whilst, the hard standing footpath takes you to the main entrance door.

## THE GRAND TOUR

Once inside, the porch entrance offers a useful boot room space, with ample room for coats and shoes, whilst a further door takes you to the hall entrance. Wood effect flooring runs underfoot, with stairs rising to the first floor landing and useful storage space found below. To your left hand side, the main sitting room can be found, enjoying dual aspect views to front and rear, with a feature fireplace creating a focal point to the room, Sharps fitted display cabinet and continued wood effect flooring leading to the French doors. Sitting across the entrance hall, a further reception room currently used as a dining room continues with wood effect flooring underfoot, and a window and door facing to front. The kitchen runs across the rear of the house enjoying garden views, with a galley style arrangement of wall and base level units, with space for an electric cooker, tiled splash-backs and tiled flooring underfoot. Ample room is provided for general white goods including a  $\frac{3}{4}$  fridge and freezer (both staying), washing machine and dishwasher - whilst a butler sink and pantry storage shelving are installed.

Heading upstairs, the large landing area offers garden views and the ideal space for a study area with fitted carpet underfoot. Doors lead off to the three bedrooms - all of which are finished with fitted carpet underfoot. The main bedroom includes an array of built-in bedroom furniture and wardrobes, and the second bedroom offers useful over stairs storage. A large walk-in airing cupboard provides storage off the landing, with a separate W.C and family bathroom, including an electric shower over the bath with tiled splash-backs and painted wood flooring.

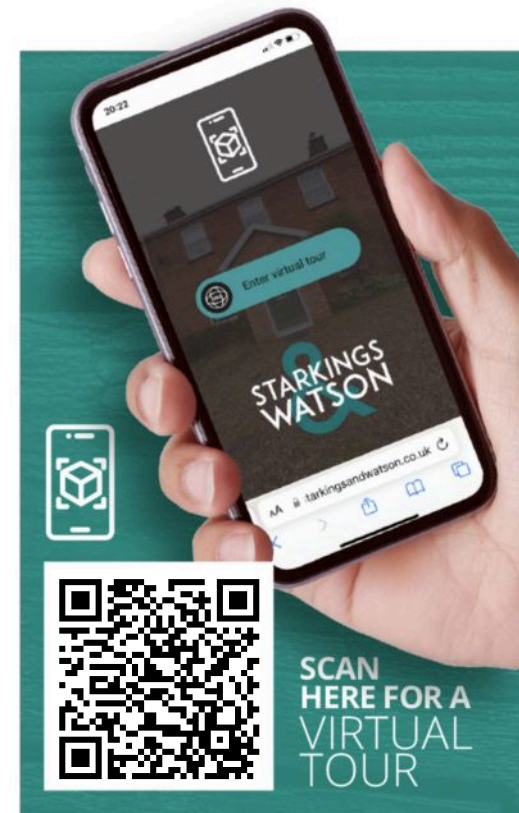
## FIND US

Postcode : NR14 6LA

What3Words : [///vocals.raven.broadcast](https://www.what3words.com/vocals.raven.broadcast)

## VIRTUAL TOUR

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







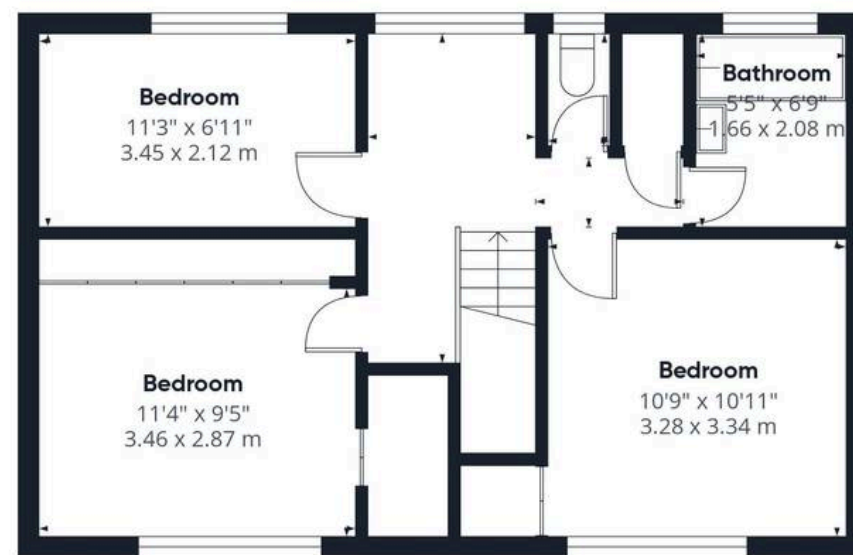
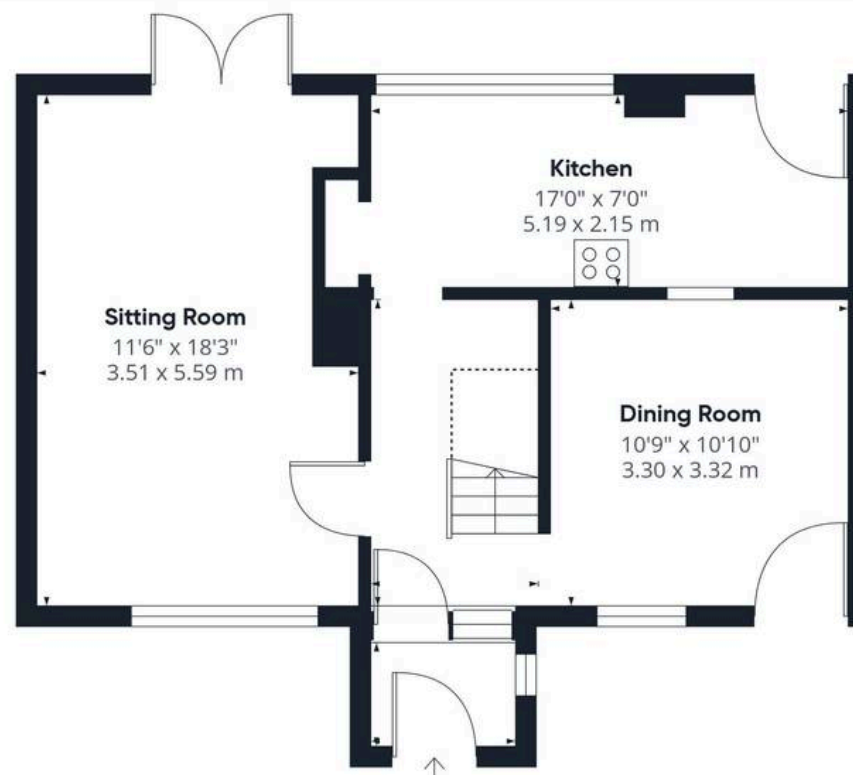




## THE GREAT OUTDOORS

Heading outside, the rear garden offers a sizeable space with various different sections, all of which include a wide variety of mature planting and shrubbery. A brick-weave patio extends from the sitting room French doors and kitchen access, where a feature pond creates a focal point, and steps lead down to a lawned area, with a low level timber picket fencing enclosing flower beds. Timber fence boundaries run down the garden, with a timber built summer house and further storage area beyond including two storage sheds and a gated rear access for off road parking if required.





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

1012 ft<sup>2</sup>

93.8 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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





## Starkings & Watson Hybrid Estate Agents

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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.