



Kingfisher Walk, Loddon - NR14 6FB



Kingfisher Walk

Loddon, Norwich

Presenting an IMPRESSIVE FOUR BEDROOM LINK-DETACHED FAMILY HOME, offering approximately 1310 sq. ft (stms) of beautifully arranged accommodation, tucked away in a PEACEFUL RESIDENTIAL LOCATION. This thoughtfully designed property welcomes you with a generous 18' SITTING ROOM, where ATTRACTIVE WOOD PANELLING creates a warm and inviting atmosphere. The heart of the home is the 18' L-SHAPED KITCHEN/DINING ROOM, featuring a stylish BREAKFAST BAR, ample storage, and FRENCH DOORS that seamlessly connect the interior to the garden, perfect for entertaining or family gatherings. A practical CLOAK/UTILITY ROOM adds further convenience to the ground floor. Upstairs, FOUR SPACIOUS BEDROOMS provide flexible living options, with the PRINCIPAL BEDROOM benefiting from DUAL ASPECT WINDOWS and its own EN SUITE SHOWER ROOM, while the remaining bedrooms are served by a well-appointed MAIN FAMILY BATHROOM. Throughout, the property is presented in excellent order, with quality finishes and a sense of space and light throughout every room.

The property also benefits from DRIVEWAY and CAR PORT PARKING, ensuring there is ample space for multiple vehicles. The ENCLOSED, WELL-STOCKED, and LANDSCAPED GARDEN creates a tranquil retreat for the whole family. French doors from the kitchen open directly onto a generous paved terrace, perfect for alfresco dining, with further DECKING providing an additional entertaining space. The CENTRAL LAWN is surrounded by mature planting and timber fence boundaries, ensuring a HIGH DEGREE OF PRIVACY and a lush, green outlook.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Link-Detached Family Home with Drive & Car Port Parking
- Tucked Away Residential Location
- Approx. 1310 Sq. ft (stms) of Accommodation
- 18' Sitting Room with Attractive Wood Panelling
- 18' Kitchen/Dining Room with Breakfast Bar & French Doors
- W.C/Utility Room
- Four Spacious Bedrooms
- Enclosed Well Stocked & Landscaped Garden



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 at the end of the cul-de-sac, the property is approached via wrought iron railings and mature hedging with a footpath taking you to the main entrance door. The adjacent block paved driveway offers off road parking with an EV car charger, which in turn leads to the covered carport and gated rear garden.

THE GRAND TOUR

Stepping inside, the spacious sitting room greets you with a porch style entrance space providing room for coats and shoes, with attractive wood panelling and stairs rising to the first floor landing with storage space below. A front facing sash style window overlooks the garden with a feature fireplace with tiled hearth. A door takes you to the L-shaped kitchen/dining room which enjoys a light and bright feel with garden views, and wood effect flooring to the dining area with an attractive wood panelled wall to one side, and built-in storage cupboard under the stairs. French doors lead out to the garden whilst the kitchen offers a fitted range of storage units with integrated cooking appliances including an inset electric ceramic hob, built-in electric double oven, with tiled splash-backs and extractor fan. Space is provided for general white goods including a fridge freezer and dishwasher, with a breakfast bar providing further seating.

The ground floor cloak/utility room leads off the kitchen which also includes a built-in work surface and room for a washing machine and tumble dryer, with tiled flooring underfoot.

Heading upstairs the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors leading off to the four bedrooms. The main bedroom includes dual aspect views to front and rear, with fitted carpet underfoot, ample space for wardrobes and a door leading to a private ensuite shower room - finished with a white three piece suite including a walk-in double shower cubicle with a twin head rainfall shower with tiled splash-backs and heated towel rail. The remaining three bedrooms are all finished with fitted carpet and uPVC double glazing, whilst being served by the main family bathroom which also includes a panelled bath with a shower and glazed shower screen over.

FIND US

Postcode : NR14 8FB

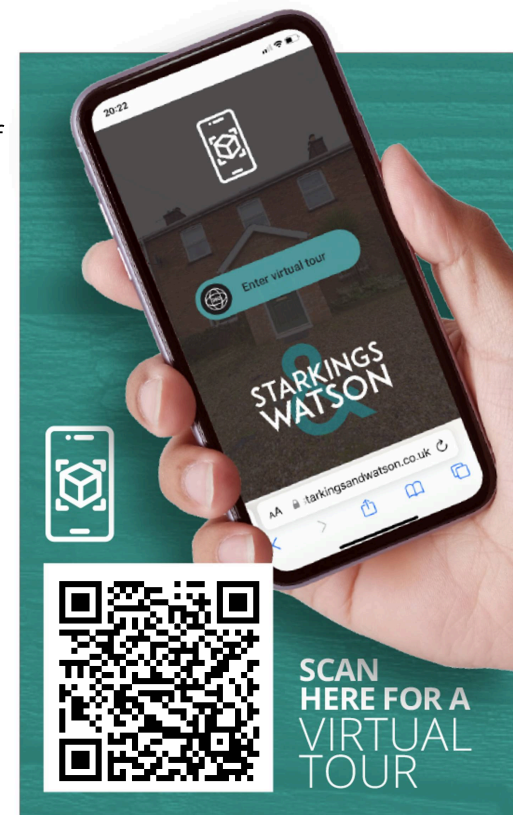
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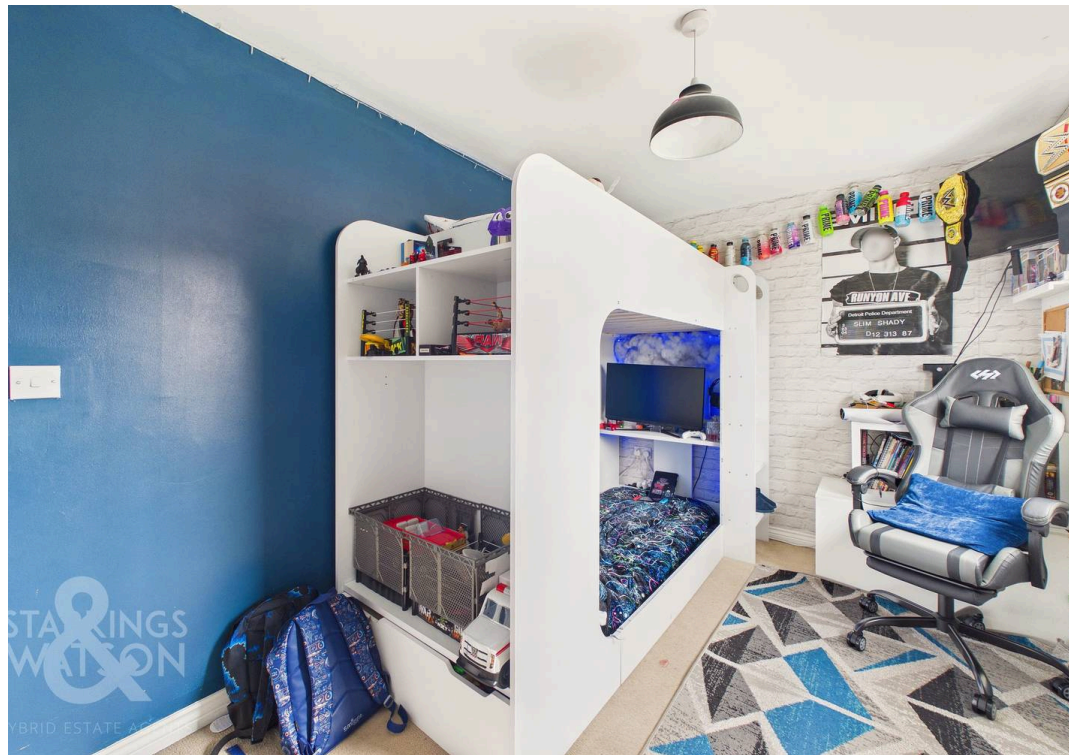
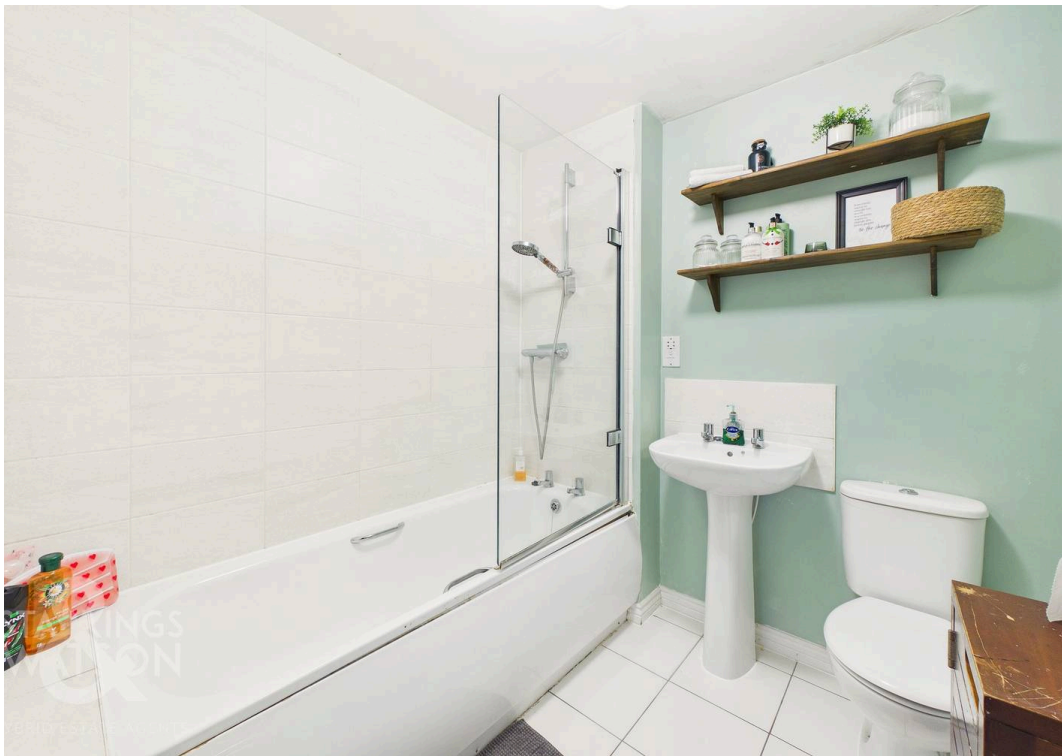
VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge in the region of £260 PA is due for the upkeep of communal green space.



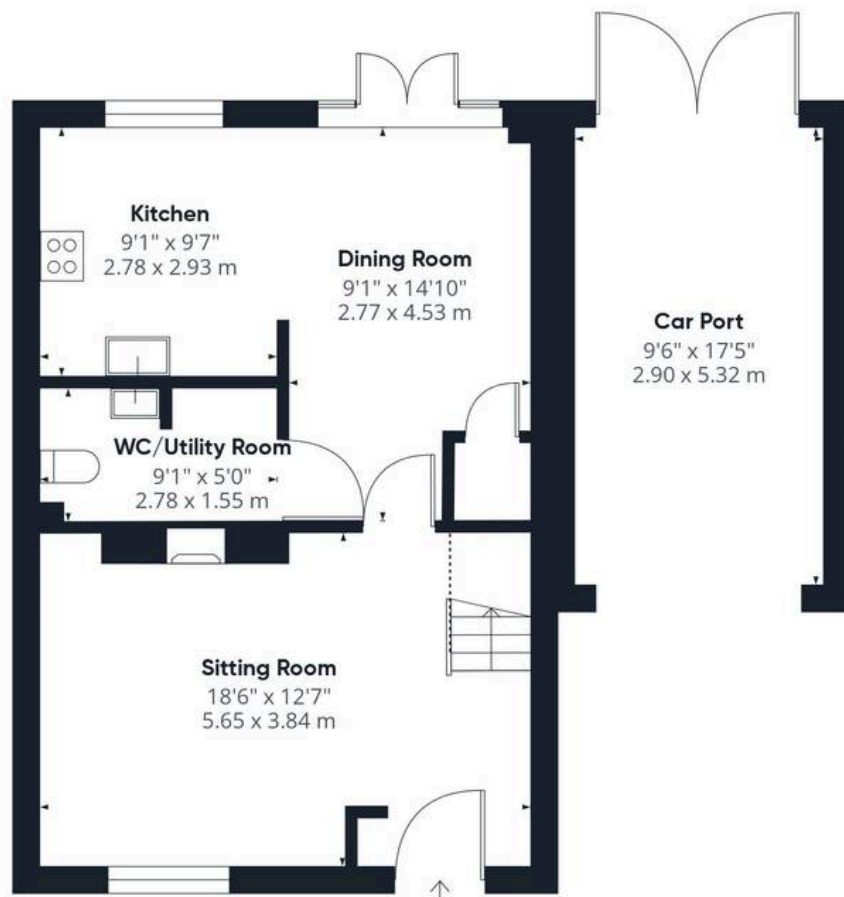




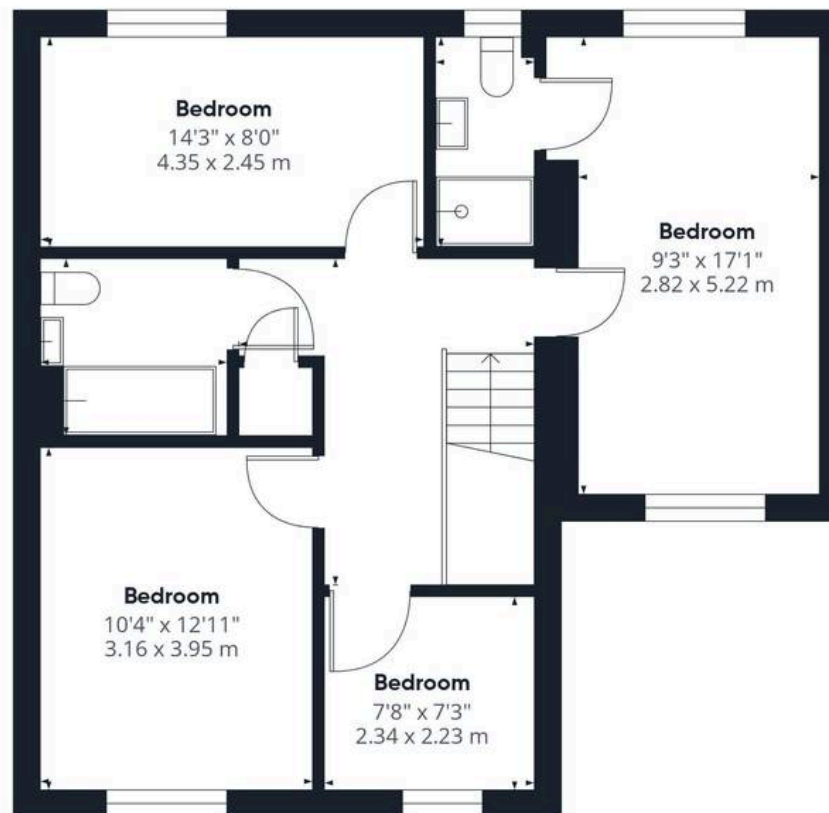
THE GREAT OUTDOORS

The rear garden has been fully landscaped to include a large central lawn area with paving and decking leading out from the kitchen French doors. Enjoying a secluded aspect with timber fence boundaries and a range of mature planting, double timber gates open up to the adjacent carport allowing for further parking or a block-paved seating/storage area, with a timber built shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1310 ft²
121.7 m²

Reduced headroom

12 ft²
1.1 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.

GIRAFFE 360





Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@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 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.