



Beccles Road, Loddon - NR14 6JQ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Beccles Road

Loddon, Norwich

A RARE OPPORTUNITY to acquire this CHARMING GRADE II LISTED COTTAGE STYLE HOME, steeped in history and dating back to the 1720s, set in the heart of Loddon. Offering OVER 880 SQ. FT (stms) of beautifully appointed accommodation, this PERIOD PROPERTY blends timeless character with tasteful modern touches. Step through the hall entrance, where EXPOSED BRICKWORK and a ground floor W.C. set a welcoming tone. The 15' SITTING/DINING ROOM is a true centrepiece, boasting HIGH CEILINGS, a striking FEATURE FIREPLACE, and FRENCH DOORS that invite natural light and provide seamless access to the garden. The FULLY FITTED KITCHEN is thoughtfully designed, with ample cabinetry, integrated appliances, and delightful VIEWS OVER THE GARDEN. Upstairs, TWO DOUBLE BEDROOMS offer generous proportions and serene outlooks, while the FAMILY BATHROOM impresses with both a bath and a SEPARATE SHOWER, combining functionality and comfort. This home is a superb example of period architecture and presented to a good standard, making it ideal for those seeking a unique and characterful residence.

The REAR COURTYARD GARDEN has been designed for LOW MAINTENANCE living. The attractive tiled finish creates an easy to maintain space, while steps rise elegantly to the SITTING ROOM PATIO DOORS, blurring the lines between indoor and outdoor living. Enclosed by handsome BRICK-WALLED BOUNDARIES, the courtyard provides a private and tranquil setting, perfect for al fresco dining or relaxing amongst the established FIG TREE and flourishing WISTERIA.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Grade II Listed Cottage Style Home
- Over 880 Sq. ft (stms) of Accommodation
- 15' Sitting/Dining Room with a Feature Fireplace, High Ceilings & French Doors to the Garden
- Fully Fitted Kitchen with Attractive Garden Views
- Hall Entrance with Exposed Brick Work & Ground Floor W.C
- Two Double Bedrooms
- Family Bathroom with a Separate Shower
- Courtyard Gardens & Garage Parking



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

Fronting the Beccles Road, access leads to the main hall entrance whilst a communal vehicular access leads at the end of the terrace row to the garage parking area.

THE GRAND TOUR

Once inside, the hall entrance offers an attractive tiled flooring underfoot with space for coats and shoes, with a door leading out to the rear garden and a door to the main inner hallway, with stripped wood flooring underfoot. Stairs rise to the first floor landing with a built-in storage cupboard and exposed brick-work, with doors leading off to the ground floor W.C, kitchen and sitting room. The kitchen offers a U-shaped arrangement of wall and base level units, with space for an electric cooker, extractor fan, tiled splash-backs, integrated dishwasher and washing machine, space for fridge freezer and a window overlooking the rear garden. The open plan sitting/dining room sits under a high ceiling, with exposed timber beams, whilst the feature gas coal effect fire and timber surround creates a focal point to the room. Stripped wood flooring continues underfoot, with space for soft furnishings and a dining table, where sliding patio doors lead out to the rear garden.

Heading upstairs, the carpeted landing includes further exposed timber beams, with doors leading off to the two double bedrooms and family bathroom. Both bedrooms offer a quirky layout with part vaulted ceilings and velux windows, along with a range of built-in storage and eaves cupboard space. The family bathroom offers a four piece suite with a panelled bath and mixer shower tap, along with a separate shower cubicle with tiled splash-backs, thermostatically controlled shower and wood effect flooring.

FIND US

Postcode : NR14 6JQ

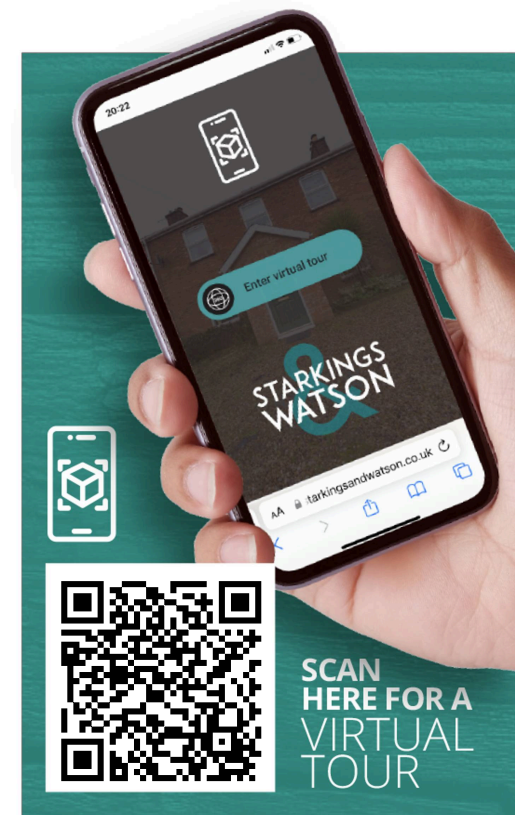
What3Words : ///overgrown.stockpile.hikes

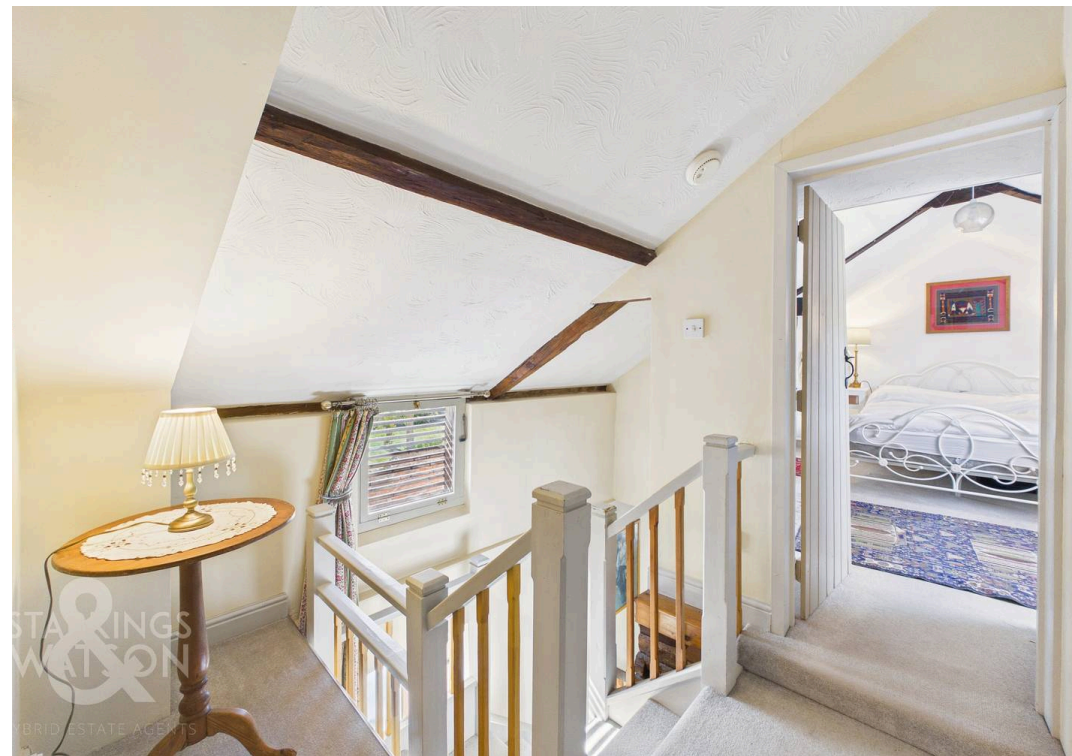
VIRTUAL TOUR

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

AGENTS NOTES

The neighbouring property has a right of access to the hall entrance where access leads to their cellar storage. Parking is only permitted in the garage.



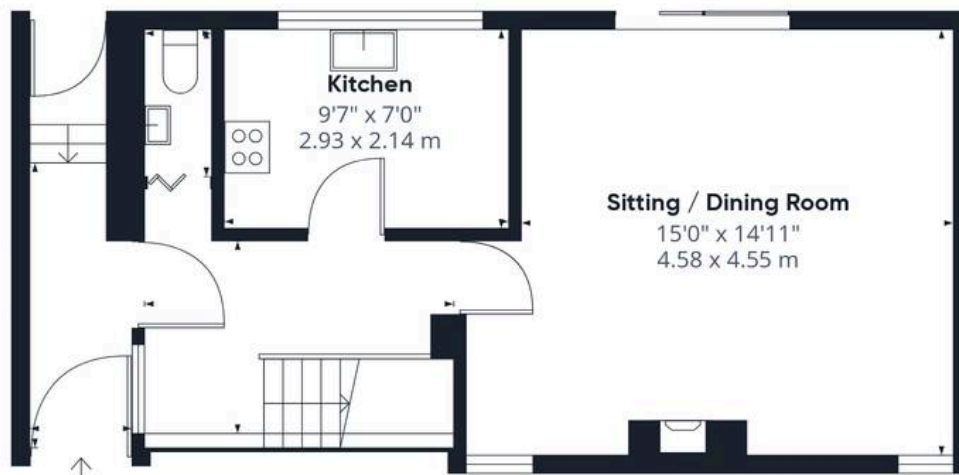




THE GREAT OUTDOORS

The rear courtyard offers a pleasant space with a low maintenance tiled finish and steps rising to the sitting room patio doors. Enclosed within brick-walled boundaries there is ample space for potted plants and al fresco dining, with an established Fig Tree and Wisteria in place. The garage is situated within the residents car park area, with an up and over door to front and storage above.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1051 ft²
97.6 m²

Reduced headroom

141 ft²
13.1 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 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.