



Gunton Road, Loddon - NR14 6DP

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Gunton Road

Loddon, Norwich

Tucked away in a SOUGHT AFTER LOCATION, this DETACHED BUNGALOW offers an exceptional blend of comfort and contemporary style, having undergone MULTIPLE UPDATES and thoughtful changes since purchase. Step inside to discover a welcoming entrance hall that flows effortlessly into the impressive 16' DUAL ASPECT SITTING ROOM, a bright and airy space that seamlessly leads into the CONSERVATORY perfect for relaxing while enjoying garden views. Recent improvements include SKIMMED CEILINGS and expert plastering, complemented by fresh painting and decoration throughout, creating a modern and inviting atmosphere. The TWO DOUBLE BEDROOMS provide generous accommodation, with the main bedroom now benefitting from BUILT IN WARDROBES for added convenience. The rejuvenated SHOWER ROOM features stylish new flooring, a contemporary shower unit, and a sleek screen, offering a touch of luxury. The well-appointed kitchen is designed for practicality and ease of use, making meal preparation a pleasure.



The rear garden is FULLY ENCLOSED with large open lawn space with a DRIVEWAY to the front of the home leading to a GARAGE giving ample off road parking. This property is ideal for those seeking a home that is ready to move into, with every detail thoughtfully considered to enhance comfort and style.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow In A Sought After Location
- Multiple Upgraded Features & Changes Since Purchased
- 16' Dual Aspect Sitting Room Leading To Conservatory Overlooking The Rear Garden
- Skimmed Ceilings & Plastering Done With Paining & Decoration Throughout
- Two Double Bedrooms With The Main Now Boasting Built In Wardrobes
- Rejuvenated Shower Room With New Flooring, Shower Unit & Screen
- Fully Enclosed Private Rear Garden With External Timber Storage
- Driveway & Garage Giving Ample Off Road 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

The property sits proudly back from the street with a tandem brick weave driveway leading towards the garage and a low maintenance frontage ideal for planting or offering potential for further off road parking if required. Access to both the garage and garden can be had from here also with an accessibility friendly ramp leading towards the front door of the home.

THE GRAND TOUR

Once inside a central hallway is the first space to greet you with a welcoming and refreshing redecoration much like the rest of the home being the first thing to greet you. Immediately to your left is a handy built in storage cupboard with hardwearing and wooden effect flooring leading you through the hallway. To the front of the home each of the double bedrooms share a front facing aspect with the slightly smaller room being the first you will encounter with a slight reconfiguration featuring carpeted flooring and newly plastered ceilings with downward spotlights whilst the larger bedroom sits just next door to this with rejuvenated built in wardrobes and a large open cup to the floor space more than suited to a double bed with further storage solutions.

Slightly further down the hallway and turning to your left is a re configured shower room with the majority of the space being altered by the current owner with now new flooring, glass screen and shower units fitted within the space.

At the very end of the hallway is a slightly remodelled kitchen where a change in layout of cabinetry has been done by the current owner with rolled edge work surfaces giving ample countertop space for tiled splashbacks and ample room remaining for further white goods and appliances. The main living space comes in the form of an impressive 16' dual aspect sitting room. The hard wearing wooden effect flooring continues from the hallway into the space where a potential choice of layout soft furnishings can be had due to the conventional size and shape of this room. Through a set of doors towards the rear of the property is a uPVC double glazed surround conservatory complete with tile flooring. This space currently functions as an additional storeroom however could make the perfect further reception space overlooking the rear garden.

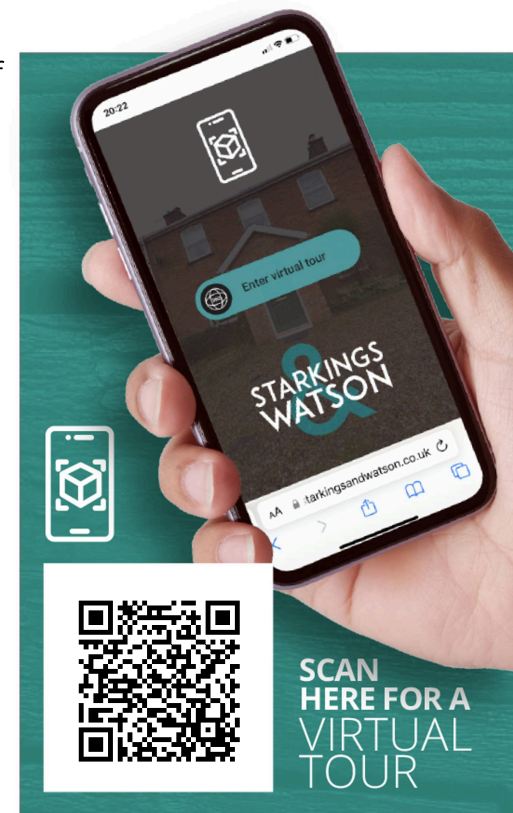
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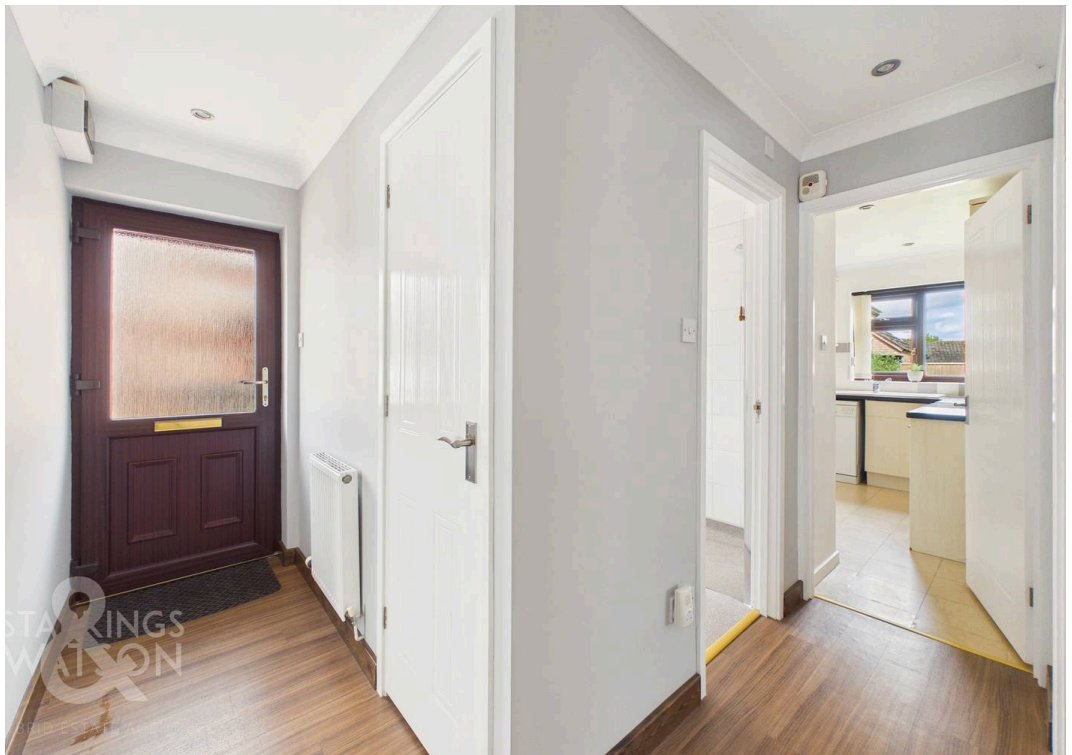
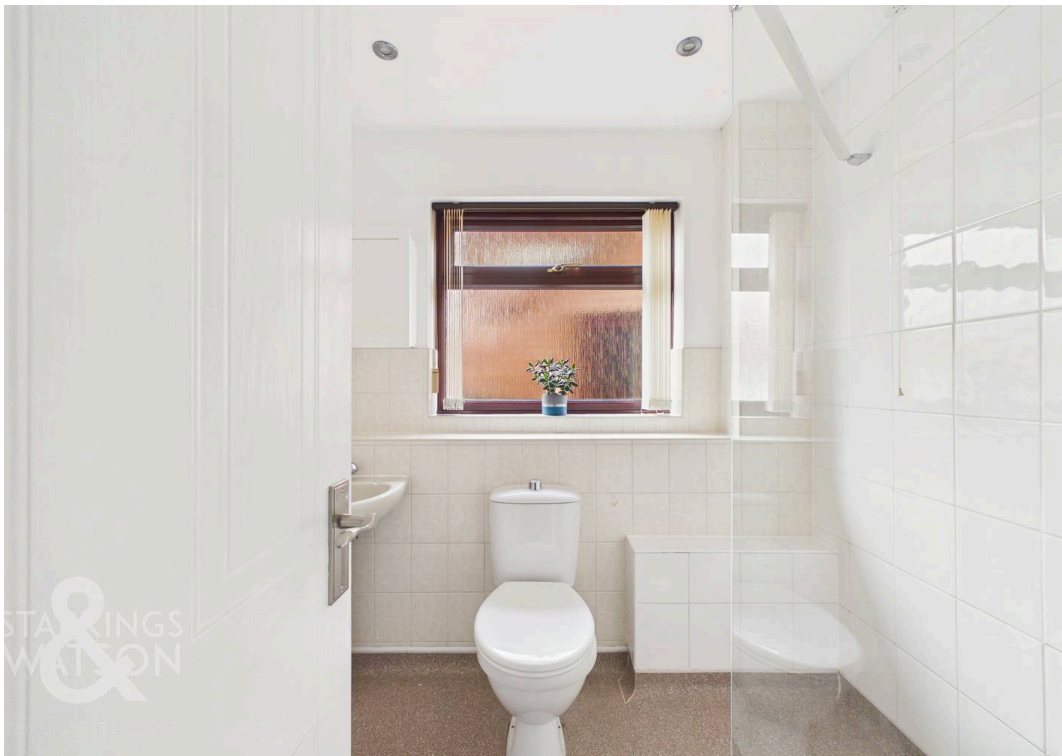
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The garden is fully enclosed with timber panel fencing with mature shrubbery running around around the perimeters adding further privacy and vibrancy. An open lawn space creates a blank canvas and the perfect space to sit and enjoy the warmer months with family and friends.





Approximate total area⁽¹⁾

681 ft²
63.3 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.

GIRAFFE 360





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