



*Chestnut Drive,
Loddon, Norwich*

Occupying a generous corner plot, this impressive Georgian-inspired detached home offers five double bedrooms and a double garage, all within easy reach of the centre of Loddon. Constructed in 2020, the property combines classic design with modern living, featuring two en-suite bedrooms, a spacious kitchen-dining area with bi-fold doors, and a welcoming sitting room with a wood-burning stove.

Property Features:

- Georgian Inspired Detached Home
- Five Double Bedrooms
- Two Ensuites
- Ground Floor Cloak Room
- Family Bathroom
- Spacious Kitchen-Dining Area
- Sitting Room With Wood Burning Stove
- End Of Chain
- Enclosed Rear Garden
- Ample Off Road Parking
- Double Garage



The Property:

Upon entering, you are welcomed by a bright and spacious hallway, enhanced by natural light from two front-facing windows. Stairs rise directly ahead to the first floor, with useful storage beneath, while a convenient ground-floor WC is accessed from the hall. To the left, the generous sitting room enjoys windows on three aspects, creating a light-filled space centred around a charming fireplace with wood-burning stove. To the rear, the standout kitchen/dining room measures approximately 22' x 15' and provides an ideal hub for both everyday living and entertaining. Bi-fold doors open onto the patio, seamlessly connecting indoor and outdoor spaces. The kitchen is well-equipped with ample worktop space, integrated appliances, and a central island, while a separate utility room offers additional storage and side access.

A further reception room on the ground floor is currently arranged as a TV room but could easily serve as a home office, playroom, or formal dining room. Upstairs, the property offers five well-proportioned double bedrooms and a stylish family bathroom featuring both a bath and separate shower. The principal bedroom, positioned at the front, is particularly spacious and benefits from three windows and a large ensuite with double shower and twin basins. The second bedroom also enjoys its own ensuite, ideal for guests. Bedrooms one, two, and three include built-in wardrobes, while the remaining two bedrooms overlook the rear garden.













Outside

Set on a corner plot, the property enjoys a wraparound front garden mainly laid to lawn, complemented by planted borders and steps leading to the pillared entrance. To the side, a wide driveway provides ample parking and leads to the double garage.

The rear garden faces south-east, making the most of the morning and early afternoon sun. A paved patio area provides an ideal space for outdoor dining, while the remainder of the garden is laid to lawn and enclosed by fencing and hedging. A side gate connects the garden to the driveway and garage.

Location

Situated on Chestnut Drive, the property overlooks a pleasant green and is just a short walk from the centre of Loddon. This sought-after own offers a range of amenities including schools, shops, cafes, pubs, and access to the Norfolk Broads. The Cathedral City of Norwich is approximately 20 minutes away by car, offering excellent transport links, including a direct rail service to London. The nearby market towns of Beccles and Bungay provide further facilities, while the Suffolk coastline-home to destinations such as Southwold and Walberswick-is within easy reach.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: F

Services: Mains gas for hot water, underfloor heating, electricity and water connected mains sewer.

Viewings: By Appointment Only

Post Code: NR14 6GF

EPC Rating: B

Guide Price : £640,000

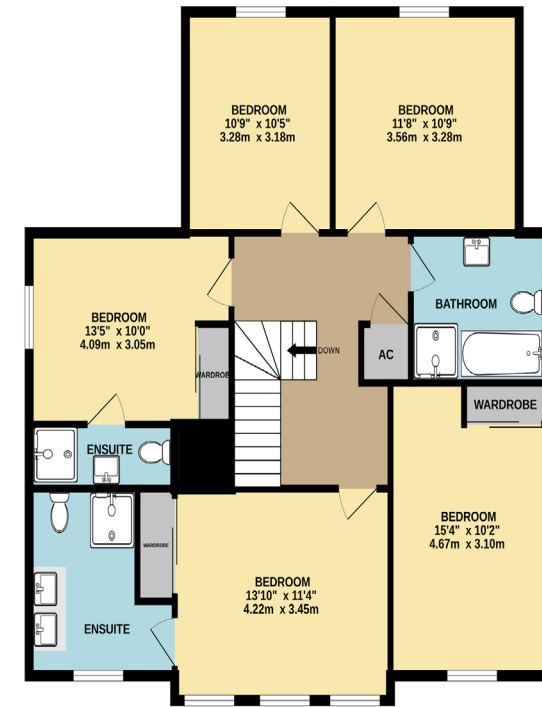
Tenure: Freehold

Whilst every care has been taken to prepare these 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 re-check measurements.

GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 2121 sq.ft. (197.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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