



Gunton Road, Loddon - NR14 6DP

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HYBRID ESTATE AGENTS



Gunton Road

Loddon, Norwich

Guide Price £200,000-£210,000. Enjoying a peaceful CUL-DE-SAC setting OVERLOOKING GREEN SPACE and a PARK AREA, this attractive MID-TERRACE HOME blends traditional charm with MODERN COMFORTS, offering FLEXIBLE LIVING SPACES ideal for families, professionals, or first-time buyers. Step through the PORCH ENTRANCE into the spacious 18' SITTING/DINING ROOM, a perfect space for entertaining or relaxing, with ample room for both lounging and dining. The FITTED KITCHEN is thoughtfully designed, with PATIO DOORS that flood the space with natural light and provide seamless access to the rear garden. Upstairs, you will find TWO WELL-PROPORTIONED FIRST FLOOR BEDROOMS, both with generous storage, and a MODERN FAMILY BATHROOM fitted with a shower for practical family living. The top floor offers a VERSATILE LOFT ROOM (currently used as a bedroom), providing additional space for a home office, playroom, or guest accommodation. Throughout the property, you will notice practical storage solutions, and a layout that maximises both comfort and functionality.



The ENCLOSED REAR GARDEN framed by timber panel fencing, offers privacy and security for children and pets. From the kitchen's patio doors, step onto the RAISED TIMBER DECKED SEATING AREA, perfect for alfresco dining, morning coffee, or evening gatherings with friends. The LAWNED GARDEN stretches beyond, complemented by a footpath that leads to a charming TIMBER PICKET FENCE, with a REAR ACCESS taking you directly to the SINGLE GARAGE and DRIVEWAY PARKING.

Council Tax band: B

Tenure: Freehold

- Mid-Terrace Home in a Cul-De-Sac Setting
- First Floor Loft Room Currently Used as a Bedroom
- Porch Entrance with an 18' Sitting/Dining Room
- Kitchen with Patio Doors to the Rear Garden
- Two First Floor Bedrooms & Top Floor Loft Room
- Family Bathroom with Shower
- Enclosed Gardens with Decking & Storage Shed
- Driveway Parking & Single Garage

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

Set back from the road and approached via a lawned front garden, a range of mature planting can be found, with a hard standing footpath taking you to an entrance door. The driveway parking and garage sits to the side of the terrace block, with a footpath taking you to the rear garden.

THE GRAND TOUR

Once inside, a porch entrance greets you with ample space for coats and shoes, and a front facing window with a door taking you to the adjacent sitting room. Stairs rise to the first floor landing with fitted carpet underfoot and a front facing window for natural light. A door takes you to the adjacent kitchen/dining room which enjoys garden views via the rear facing sliding patio doors, with a fitted range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs. Space is provided for a fridge freezer and washing machine, whilst the wall mounted gas fired central heating boiler sits to one corner, with tiled effect flooring underfoot.

Heading upstairs, the carpeted landing includes built-in shelved storage and a cupboard, with stairs to the top floor loft room, and doors to the two bedrooms and family bathroom. Both bedrooms are finished with fitted carpet and double glazing, with a rear bedroom including a useful built-in storage recess under the stairs. The family bathroom offers a three piece suite including a mixer shower tap over the bath with tiled splash-backs, and tiled effect flooring.

The top floor loft room offers a sizeable space with fitted carpet underfoot and built-in eaves storage access, along with a rear facing velux window and wood panelling.

FIND US

Postcode : NR14 6DP

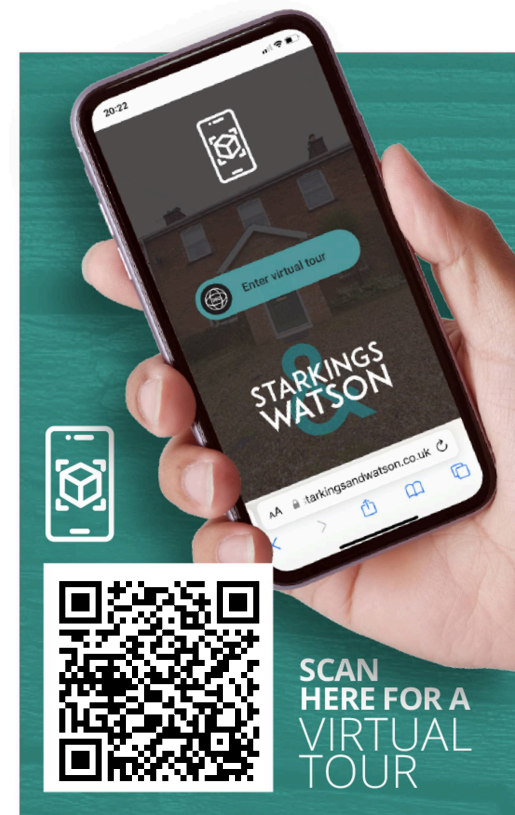
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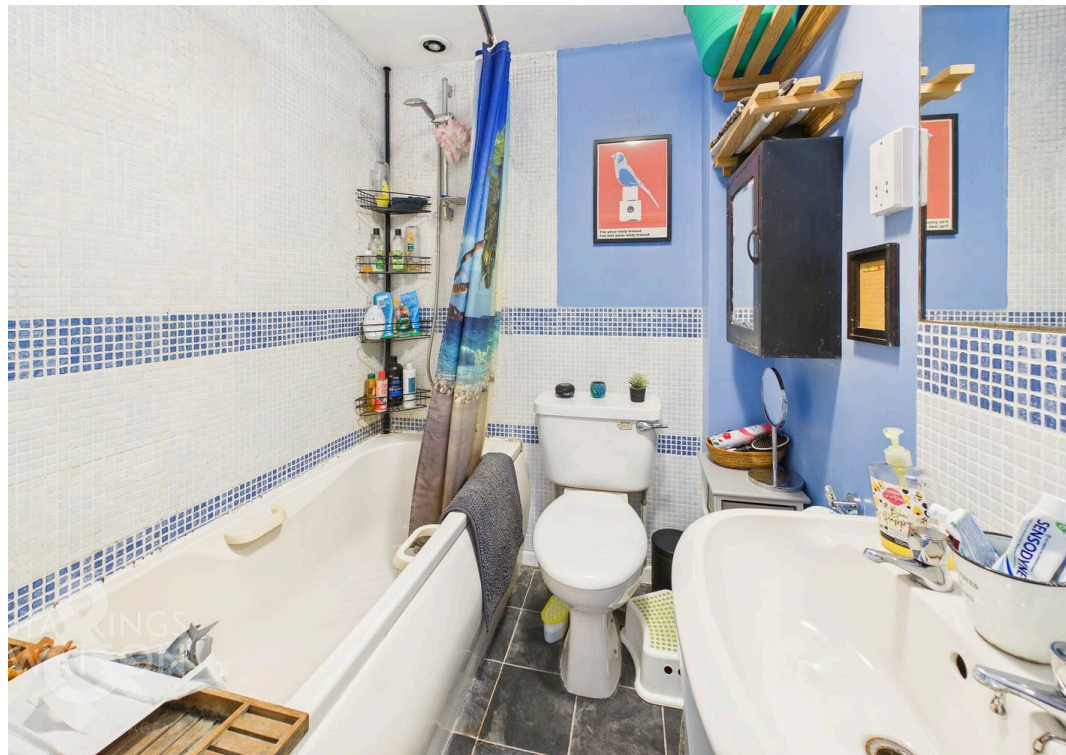
VIRTUAL TOUR

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

AGENTS NOTES

The top floor loft room was completed by external builders for the vendors, however building regulation approval wasn't obtained. This prevents the top floor being sold as bedroom accommodation.





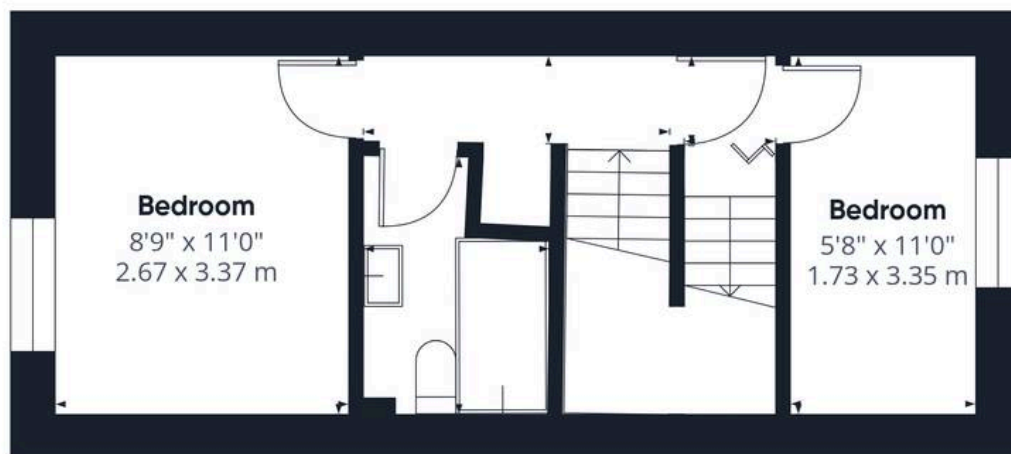
THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing with a raised timber decked seating area extending from the sitting room patio doors. The lawned garden leads beyond, with a footpath taking you down the garden to a timber picket fence, where a storage shed can be found and rear access leading to the garage and driveway. The garage is accessed via an up and over door to front with storage above.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

694 ft²

64.4 m²

Reduced headroom

38 ft²

3.5 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



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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 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.