



LODDON RISE

• LODDON •

A development built by Hopkins Homes. Flagship are offering a range of two bedroom shared ownership homes for sale.

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Welcome to Loddon Rise

Flagship Homes is proud to present Loddon Rise built by Hopkins Homes, a collection of two and three-bedroom shared ownership homes in the charming town of Loddon, Norfolk.

Designed for modern living, Loddon Rise offers stylish, thoughtfully designed homes in a welcoming community setting. Whether you're buying your first home, need more space, or are looking for a low-maintenance property, these homes provide the perfect place to put down roots.

Located close to local shops, schools, green spaces, and everyday amenities, Loddon Rise combines the appeal of a peaceful market town with convenient access to Norwich and the wider Norfolk region.

Feel connected

Loddon Rise enjoys a convenient location on the edge of the popular Norfolk market town of Loddon. With easy access to Norwich, the Norfolk Broads and the Suffolk coast, residents can enjoy a relaxed lifestyle while staying well connected. A range of local amenities, schools and leisure facilities are all close at hand, making Loddon Rise an ideal place to call home.

Local surroundings

River Chet	0.8 miles
Loddon Jubilee Hall	0.9 miles
Holy Trinity Church	1 mile
Chet Valley Vineyard	3.5 miles
Norfolk Broads National Park	4 miles

Local amenities

Co-op Food	0.8 miles
Loddon Library	1 miles
Loddon Health Centre	1.1 miles
Hobart High School	1.2 miles
Loddon Primary School	1.3 miles

Road connections

Beccles	11 miles
Norwich	12 miles
Bungay	12 miles
Great Yarmouth	18 miles
Lowestoft	19 miles

Rail connections*

Diss	18 minutes
Ipswich	40 minutes
Cambridge	70 minutes
London Liverpool Street	110 minutes



Broadband: up to 71Mbps*

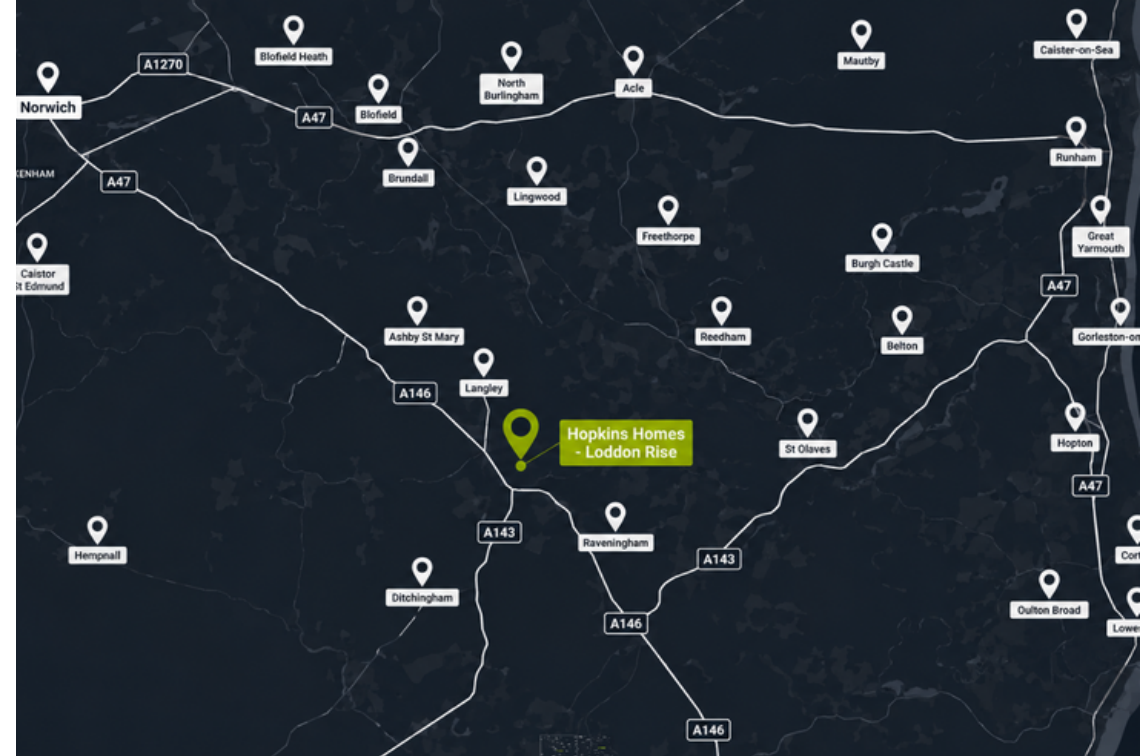


Mobile signal:

Vodafone: 74% EE: 69% O2: 60% Three: 79%

Loddon Rise, Beccles Road, Loddon, Norwich, NR14 6JD

*All train times are based off leaving Norwich train station (13-miles from Loddon Rise) using Google Maps and Trainline and are correct at time of printing. Flagship Homes takes no responsibility for the accuracy of these figures.



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Specification

Kitchen

- Kitchen with soft close doors in 'Cashmere'
- Premium laminate worktops and upstand in 'Walnut Butcher Block'
- Stainless steel splashback behind the hob
- Downlighting to ceiling
- Integrated fridge freezer, dishwasher and washer-dryer
- Oven, hob and extractor fan fitted

Bathroom and en-suites

- Contemporary white sanitaryware
- Heated towel rails
- Porcelanosa tiling to the walls and floor in 'Botega Caliza'

Electrical

- TV points throughout
- External lighting to the front and rear
- Mains connected smoke and heat detectors

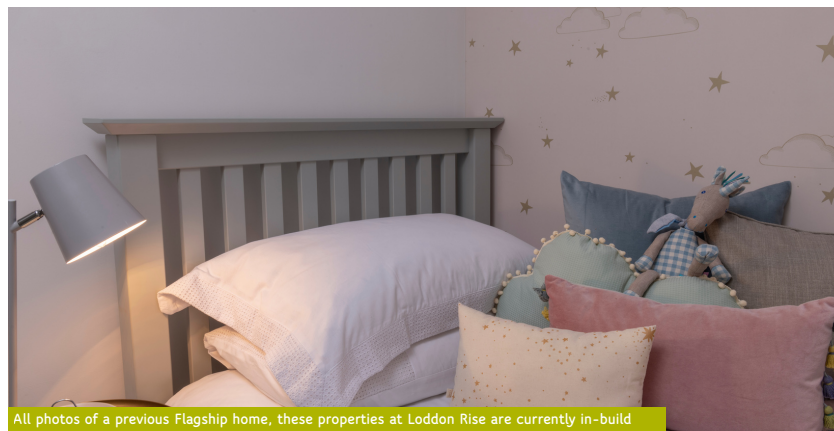
Decorative finishes

- All internal walls and ceilings are finished in a matt white
- All internal woodwork is finished in white gloss
- Four panel white doors with chrome door furniture

General

- NHBC 10-year warranty (from build completion date)
- Low carbon electrical heating system powered by an Air Source Heat Pump with underfloor heating to the ground floor
- Turf to rear gardens

Please note these images are to be used as a guide only and may not accurately represent the homes at this development.



All photos of a previous Flagship home, these properties at Loddon Rise are currently in-build



Two-bedroom semi-detached house

Plots 152, 153, 154, 155

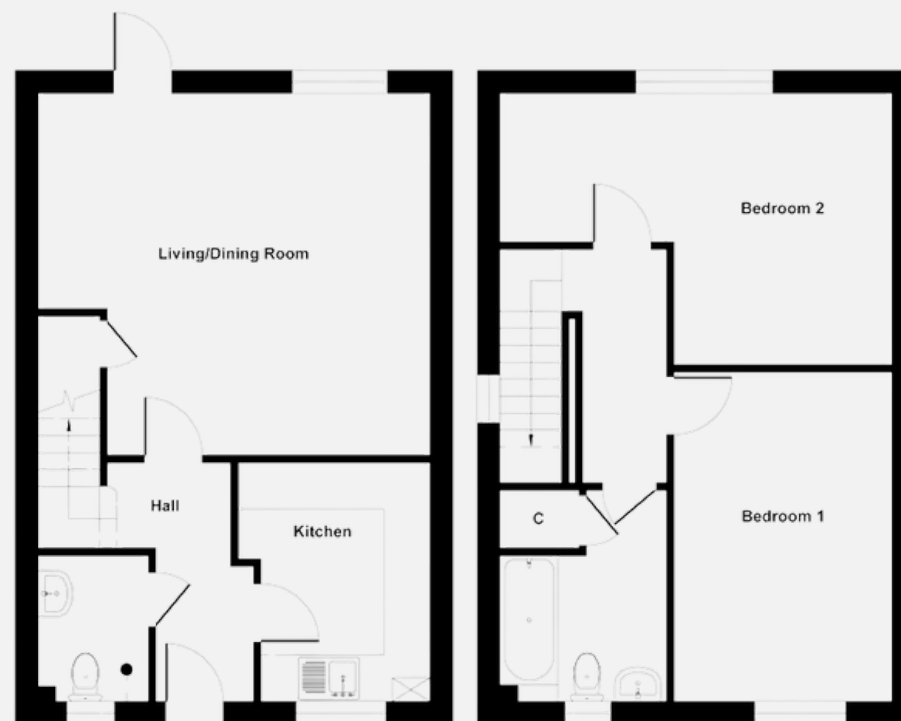
GROUND FLOOR

Kitchen / living room: 8.60m x 4.16m | 28'3" x 13'8"

FIRST FLOOR

Bedroom 1: 4.16m x 3.76m | 13'8" x 12'4"

Bedroom 2: 4.16m x 2.64m | 13'8" x 8'8"



GROUND FLOOR

FIRST FLOOR

866 sqft. / 80.50 sqm.

Floor plans are not shown to scale and computer generated images are indicative only and external finishes may vary. Dimensions shown may vary within a tolerance of +/- 50mm and are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Shared ownership explained

What is shared ownership?

Shared ownership is a scheme designed to help people get on the property ladder. It involves purchasing a share in a property and paying a subsidised rent on the remaining share.

Our friendly and professional advisers will offer you expert guidance and ongoing support throughout your shared ownership journey. We'll be by your side as you find the home that's right for you!

How does shared ownership work?

For this development, you can initially purchase between 25% and 75% of the property.

Later down the line, and as your household income allows, you can choose to buy more shares in your home. This is called staircasing and allows you to increase your ownership up to 100%.

For further detail on shared ownership, take a look at our [shared ownership guide](#) via the link below, along with our [first come first serve policy](#) document.

[Shared ownership guide](#)
[First come first serve policy](#)



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