



Beccles Road, Loddon, Norwich

Guide Price £315,000 - £340,000 Freehold

Energy Efficiency Rating : C

- ✓ Semi-Detached Home
- ✓ Over 1300 Sq ft (stms)
- ✓ Hall Entrance with Storage
- ✓ Two Reception Rooms
- ✓ Kitchen and Extension
- ✓ Five Double Bedrooms
- ✓ Integral Garage
- ✓ Lawned Gardens & Courtyard

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





With over 1300 Sq ft (stms) of accommodation, this EXTENDED semi-detached home offers LARGE LAWNED GARDENS to side, ample parking, an INTEGRAL GARAGE and courtyard garden to rear. With POTENTIAL to FURTHER IMPROVE and PERSONALISE, the property offers a hall entrance with STORAGE, doors leading to the DINING ROOM which is ready to decorate, SITTING ROOM, the original KITCHEN with a UTILITY SPACE, kitchen EXTENSION with access to the INTEGRAL GARAGE, and rear lobby leading to the FAMILY BATHROOM with potential to install a shower. The first floor offers FIVE DOUBLE BEDROOMS all leading off the landing, with POTENTIAL for a BATHROOM or SHOWER ROOM upstairs. The side gardens offer potential for enclosing, with a DECKED SEATING AREA and mature planting including a vegetable plot.

LOCATION

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 marketplace 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.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6JL), but to help you...Heading from Norwich on the A146, approaching Loddon using the final turn into the village, on the Beccles Road. Follow the road, where the property can be found on your right-hand side, indicated by our For Sale board.

The property occupies an elevated position and set back from the road, parking can be found to front with access to the main property and integral garage. Lawned gardens can be found to

the front of the property and to the side, which are currently open with huge potential for further landscaping.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, telephone point, stairs to first floor landing with storage cupboard under, doors to:

DINING ROOM

12' x 10' Max. (3.66m x 3.05m) Ready for decorating and with views across the front garden, the dining room offers fitted carpet, radiator, uPVC double glazed window to front, picture rail.

SITTING ROOM

11' 5" x 12' 11" Max. (3.48m x 3.94m) Wood effect flooring, radiator, uPVC double glazed window to rear, telephone point, picture rail, door to:

KITCHEN

9' 5" x 6' 11" (2.87m x 2.11m) Offering a fitted range of wall and base level units with complementary rolled edge work surfaces, with wood effect splash backs, space for gas cooker, tiled effect flooring, space for fridge freezer, opening to rear lobby and to utility room, open plan to:

KITCHEN EXTENSION

13' 2" x 7' (4.01m x 2.13m) Offering an extension to the kitchen with a further fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, wood effect splash backs, space for a dishwasher, tiled effect flooring, radiator, uPVC double glazed window to side and rear, extractor fan, electric fuse box, door to garage, smooth ceiling.

UTILITY ROOM

Offering a fitted range of wall mounted units with complementary rolled edge work surfaces, tiled splash backs, space for washing machine, continued tiled effect flooring, uPVC obscure double glazed window to side, electric fuse box.

REAR LOBBY

Continued tiled effect flooring, radiator, uPVC obscure double glazed door to side, door to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, potential for the installation of a shower cubicle, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side, extractor fan, loft access hatch.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, built-in airing cupboard housing wall mounted gas fired central heating boiler, radiator, smooth ceiling, doors to:

DOUBLE BEDROOM

12' x 10' 1" Max. (3.66m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front.

BEDROOM

11' 6" x 8' Max. (3.51m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to rear, picture rail, built-in storage cupboard, loft access hatch.

DOUBLE BEDROOM

12' 3" x 7' 9" (3.73m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

13' 2" x 7' 11" Max. (4.01m x 2.41m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

13' 1" x 8' 6" (3.99m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

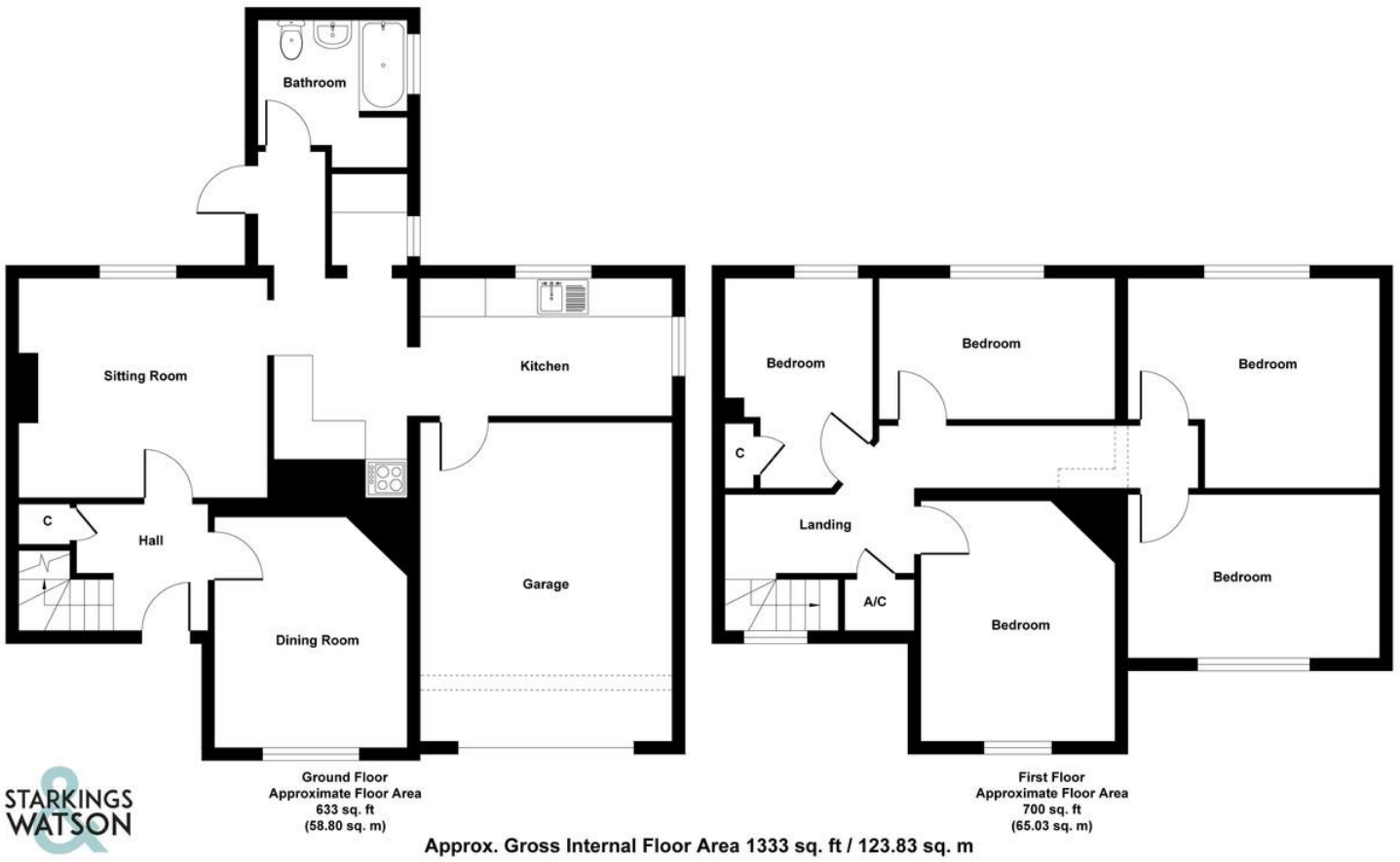
OUTSIDE REAR

Leaving the property via the rear lobby, a low maintenance courtyard style garden can be found with a brick-built outhouse and further timber-built storage shed. The garden is fully enclosed with high level fencing and offers the perfect space for the installation of potted plants. Potential exists to create a gateway into the side garden which is currently accessed from the front of the property and mainly laid to lawn. The gardens offer further outbuildings, a vegetable plot and potential to enclose the garden increasing the privacy on offer and creating a garden which enjoys the south sun.

GARAGE

15' 8" x 13' 1" Max. (4.78m x 3.99m) Up and over door to front, space for tumble dryer, power and lighting, door to kitchen.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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