



## Drury Lane, Loddon, Norwich

Guide Price £220,000 - £230,000 Freehold

Energy Efficiency Rating : D

- ✓ End-Terrace Home
- ✓ Ample Off Road Parking
- ✓ Large Lawned Garden
- ✓ 18' Sitting Room
- ✓ Kitchen & Dining Room
- ✓ Three Bedrooms
- ✓ Modern Shower Room
- ✓ Walking Distance to Amenities

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

**STARKINGS  
&  
WATSON**



TUCKED AWAY in the CENTRE OF LODDON, this SPACIOUS end-terrace home offers AMPLE PARKING TO FRONT, and a LARGE LAWNED rear GARDEN. Located close to LOCAL SCHOOLS and VILLAGE AMENITIES< the property is an IDEAL FAMILY HOME - with potential to extend (stp). The accommodation offers an ENTRANCE HALL, 18' sitting/dining room with FRENCH DOORS to the garden, cloakroom, fitted kitchen and BREAKFAST ROOM to the ground floor. A useful LOBBY and STORAGE SPACE extends from the front drive to the rear garden. Heading upstairs, THREE DOUBLE BEDROOMS lead off the landing, which offers a STUDY or SITTING SPACE, with the cloakroom and SHOWER ROOM adjacent. The rear garden offers various sitting space, a lawned area, raised barbecue space, and TIMBER BUILT WORKSHOP.

#### 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 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6LB), but to help you...Heading from Norwich on the A146 follow the road and take the second exit road that leads in to Loddon - near the St. Georges Park Development. Turn right onto Kittens Lane and then an immediate right again onto Hobart Road. Follow the road round until the road becomes Drury Lane, where the property and parking can be found on the right hand side, indicted by our For Sale board.

The property is approached via a substantial shingle driveway, with various planting and access to the main property with integral storage.

Entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, telephone point, stairs to first floor landing, built-in storage cupboard, doors to:

#### SITTING/DINING ROOM

18' 4" x 11' 6" (5.59m x 3.51m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed French doors to rear, television point, coved ceiling.

## KITCHEN

13' 6" x 11' (4.11m x 3.35m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer spray tap, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, space for washing machine and tumble dryer, tiled flooring, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, built-in storage cupboard, smooth ceiling, opening to side lobby, opening to:

## BREAKFAST ROOM

10' 10" x 6' 9" (3.3m x 2.06m) Tiled flooring radiator, uPVC double glazed window to front, electric fuse box, space for fridge freezer, range of fitted wall and base level units with complementary rolled edge work surfaces.

## SIDE LOBBY

Tiled flooring, uPVC double glazed door to rear, built-in storage cupboard with door to front.

## CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, wood effect flooring.

## STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, built-in storage cupboard, doors to:

## DOUBLE BEDROOM

11' 1" x 11' 5" Max. (3.38m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe.

## BEDROOM

11' 6" x 7' (3.51m x 2.13m) Fitted carpet, radiator, uPVC double glazed window to rear.

## DOUBLE BEDROOM

10' 11" x 10' 10" (3.33m x 3.3m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe with loft access hatch.

## CLOAKROOM

Low level W.C, vinyl flooring, uPVC obscure double glazed window to rear, smooth ceiling.

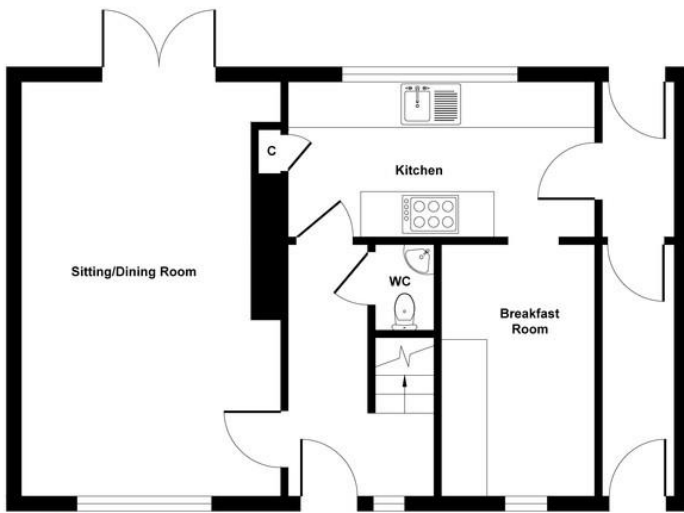
## SHOWER ROOM

Two piece suite comprising hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs, Aqua board splash backs, wall mounted vanity mirror with lighting, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling.

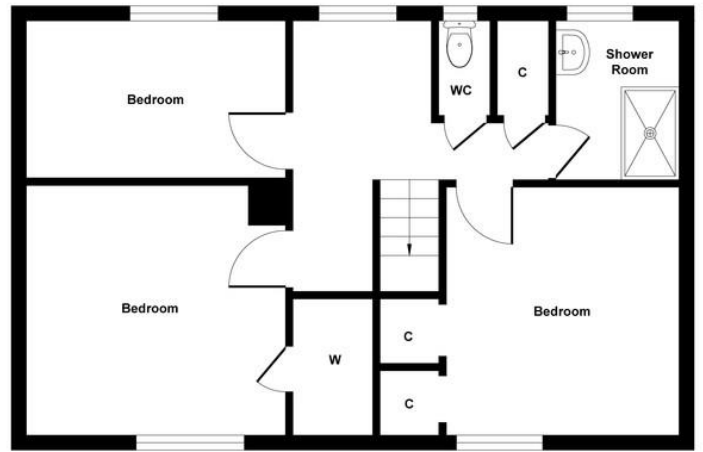
## OUTSIDE REAR

Leaving the property via the sitting room French doors, the garden offers ample space for alfresco dining, with steps leading to the main lawned expanse and raised barbecue area. A timber built decked seating area and adjacent workshop with power and lighting can be found to the rear boundary. Access to the front of the property can be gained via the rear lobby and front storage.





**Ground Floor**  
 Approximate Floor Area  
 524 sq. ft  
 (48.68 sq. m)



**First Floor**  
 Approximate Floor Area  
 524 sq. ft  
 (48.68 sq. m)

**Approx. Gross Internal Floor Area 1048 sq. ft / 97.36 sq. m**



Agents Note: Whilst every care has been taken to prepare these sales 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 recheck the measurements

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