

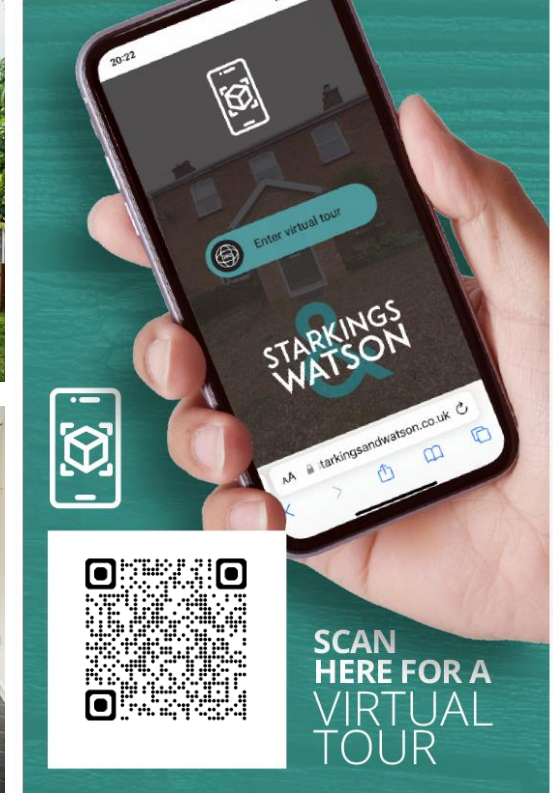
STUBBS GREEN LANE

Loddon, Norwich NR14 6DY

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

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STARKINGS & WATSON

- Detached Family Home
- Gated Driveway & Gardens
- Hall Entrance with W.C
- Sitting Room with French Doors
- Kitchen/Dining Room & Utility Room
- Three Bedrooms
- En Suite & Family Bathroom
- Air Source Heating

This DETACHED MODERN FAMILY HOME is tucked away at the end of a no-through road, with a PRIVATE GATED DRIVEWAY, and enclosed LAWNED GARDENS with a PATIO spanning the width of the property. Finished with uPVC DOUBLE GLAZING and energy efficient AIR SOURCE HEATING including UNDERFLOOR HEATING to the ground floor, the accommodation comprises a SPACIOUS HALL ENTRANCE, with doors to the cloakroom, kitchen and SITTING ROOM. The sitting room offers FRENCH DOORS to the garden, and DOUBLE DOORS to the KITCHEN/DINING ROOM - creating an OPEN PLAN LIVING SPACE, with another set of FRENCH DOORS to the garden, and a door to the fully fitted UTILITY ROOM. Upstairs, a VELUX WINDOW floods the landing with natural light, with doors to THREE BEDROOMS, including the main bedroom with EN SUITE shower room, and further spacious FAMILY BATHROOM. To the outside, PARKING is provided in tandem, with the wrap around gardens, including a GREEN LEAFY OUTLOOK.

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 6DY), but to help you...Heading from Norwich on the A146, turn left onto High Bungay

Road, and left onto Gunton Road. Turn immediately left onto Captains Walk, and right onto Stubbs Green Lane, where the property can be found on the right hand side.

AGENTS NOTE

The property is situated next to the A146 and a Gas Utility Compound.

Situated at the end of a cul-de-sac, the property is set behind high timber gates, with a shingle driveway and hedged borders. Timber panelled fencing encloses the garden, with a side pathway and picket fence to the main garden.

Entrance door to:

ENTRANCE HALL

Tiled flooring with underfloor heating, uPVC obscure double glazed window to front, thermostat heating control, stairs to first floor landing, cloaks storage space, smooth ceiling, doors to:

CLOAKROOM

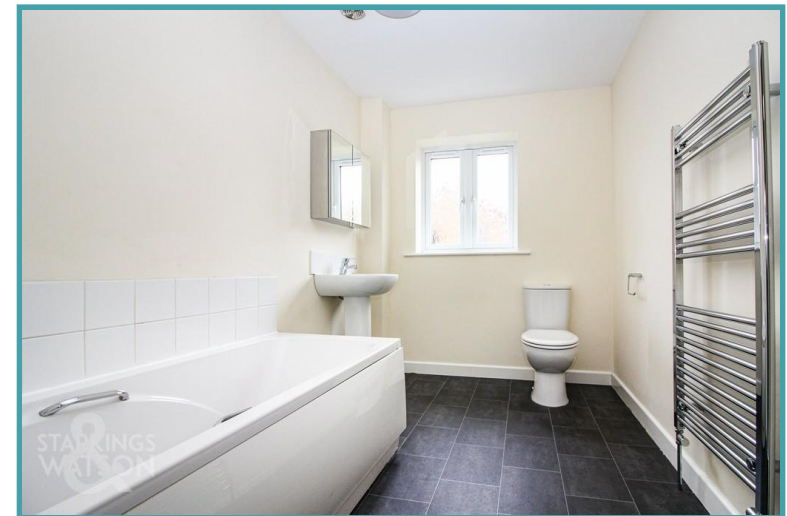
Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, tiled flooring with underfloor heating, uPVC obscure double glazed window to side, smooth ceiling.

SITTING ROOM

15' 3" x 10' 10" (4.65m x 3.3m) Tiled flooring with underfloor heating, uPVC double glazed window to front, uPVC double glazed French doors to side, television and telephone points, thermostat heating control, smooth ceiling, double doors to:

KITCHEN/DINING ROOM

19' 9" x 9' 9" Max (6.02m x 2.97m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob, built-in electric oven and extractor fan over, space for fridge, space for dishwasher, built-in breakfast bar, space for dining table, tiled flooring with underfloor heating, uPVC double glazed window to rear, uPVC double glazed French doors to side, television point, thermostat heating control, smooth ceiling, door to entrance hall, door to:



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UTILITY ROOM

9' 9" x 5' 4" (2.97m x 1.63m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for fridge/freezer, space for washing machine, tiled flooring with underfloor heating, uPVC double glazed door to rear, electric fuse box, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, velux window to front, thermostat heating control, built-in airing cupboard, smooth ceiling
with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

BEDROOM

10' 1" x 7' 2" (3.07m x 2.18m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

DOUBLE BEDROOM

10' 5" x 10' 4" (3.18m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

12' 3" x 10' 5" (3.73m x 3.18m) Fitted carpet, radiator, uPVC double glazed window to side, television point, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with electric shower, tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

OUTSIDE

The main gardens are located to the side of the property, with a patio leading from both sets of French doors, a lawned expanse to side and rear, and raised bark chipped play or seating area with sleeper borders. A pathway leads to the rear where a timber storage shed can be found, along with hot and cold taps.

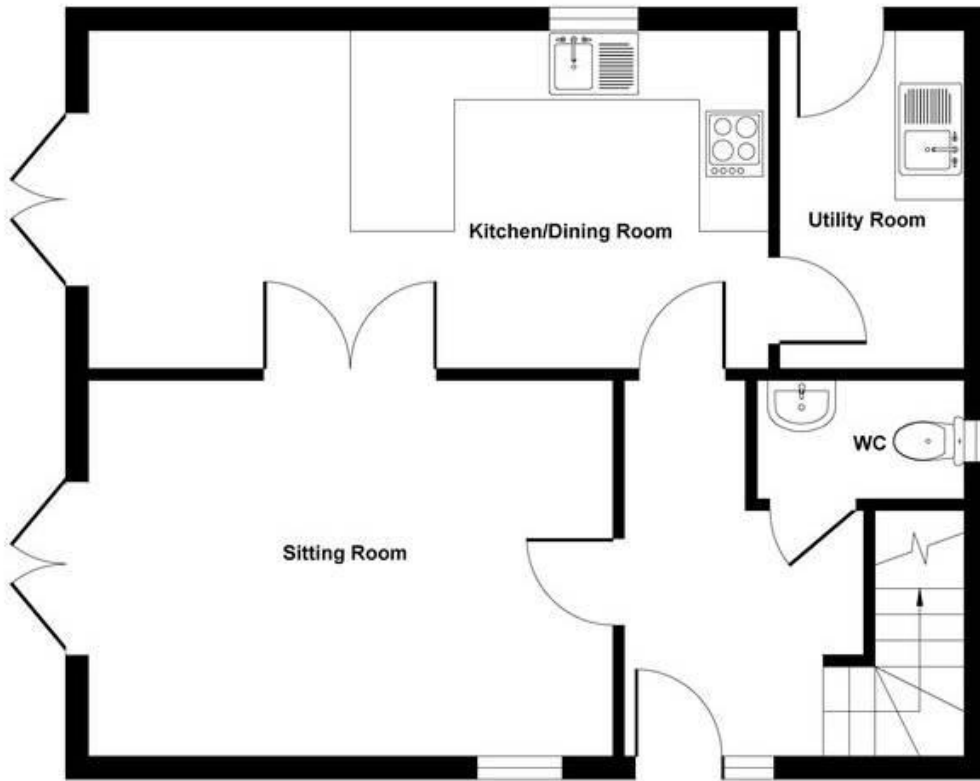
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Price:



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Ground Floor
 Approximate Floor Area
 529 sq. ft
 (49.14 sq. m)



First Floor
 Approximate Floor Area
 529 sq. ft
 (49.14 sq. m)



Approx. Gross Internal Floor Area 1058 sq. ft / 98.29 sq. m