



Oak Avenue, Loddon, Norwich

Guide Price £695,000 Freehold

Energy Efficiency Rating : B

- ✓ Vendor has found!
- ✓ Elegant Georgian Style Home
- ✓ Close to 2000 Sq ft (stms)
- ✓ Triple Aspect Sitting Room
- ✓ 21' High Specification Kitchen
- ✓ Utility & Cloakroom
- ✓ Five Bedrooms
- ✓ Double Garage & Landscaped Gardens

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





**VENDOR HAS FOUND!** This **STUNNING GEORGIAN STYLE HOME** of approx. 2000 Sq ft (stms) offers a **GRAND FACADE**, and a position at the front of the development, with **PRIVATE GARDENS**, **SWEEPING DRIVEWAY** with off road **PARKING** and a **DOUBLE GARAGE**. Designed in an **ELEGANT STYLE**, with a **HIGH SPECIFICATION** finish, the property is **DRESSED TO IMPRESS**, showcasing the **SCALE** and **SIZE**. The attention to detail internally is impeccable, with **HIGH CEILINGS**, solid internal doors, brushed **CHROME SOCKETS** and switches, and **SASH WINDOWS** to front. Once inside, the **MAGNIFICENT HALL ENTRANCE** offers doors to the dining room, cloakroom, and **TRIPLE ASPECT SITTING ROOM** with a feature **WOOD BURNER** and **BESPOKE BUILT-IN STORAGE**. The **21' KITCHEN/dining** room offers a full suite of **INTEGRATED APPLIANCES**, a central island which is continued in **SOLID GRANITE**, and **BI-FOLDING DOORS** to the rear garden, whilst a door leads to the matching utility room. **FIVE BEDROOMS**, two en-suites and a family bathroom are upstairs.

**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 6FS), but to help you...Heading from Norwich on the A146, turn left onto George Lane at the new roundabout, and left onto Oak Avenue, where the property can be found immediately on your left.

A fully and newly landscaped front garden offers a main lawned area, with a series of maturing planting and shrubbery, whilst a pathway leads to the front and side. Estate fencing encloses the frontage, with a sweeping double width driveway leading to the garage.

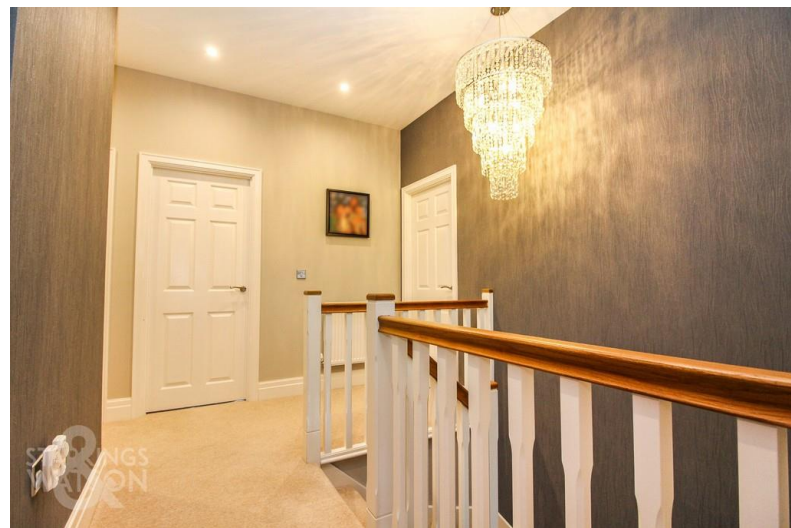
Entrance door to:

**ENTRANCE HALL**

This grand and welcoming space offers Amtico flooring, radiator, uPVC double glazed sash window to front x2, thermostat heating control, stairs to first floor landing, built-in storage cupboard, smooth ceiling with recessed spotlights, doors to:

**SITTING ROOM**

24' 4" x 13' Max (7.42m x 3.96m) Cast iron wood burner with a feature hearth, fitted carpet, radiator x2, built in storage units, triple aspect uPVC double glazed sash windows to front, side and rear x4, media panel with telephone and television points, smooth ceiling, door to:



### KITCHEN/DINING ROOM

21' 4" x 19' 3" Max (6.5m x 5.87m) The hub of the home with an extensive fitted range of wall and base level units with granite work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, central island with breakfast bar, inset dual fuel ceramic gas and electric induction hob with extractor fan over, built-in eye level electric oven x3 with warming drawer, integrated fridge and freezer, integrated dishwasher, integrated wine cooler, under cupboard lighting, space for dining table, space for soft furnishings, Amtico flooring, radiator x2, uPVC double glazed window to rear, uPVC double glazed bi-folding doors to rear, television point, smooth ceiling with recessed spotlights, door to entrance hall, door to:

### UTILITY ROOM

8' 2" x 5' 7" Max (2.49m x 1.7m) Matching range of wall and base level units with granite work surfaces and inset stainless steel sink and drainer unit, matching up-stands, integrated washing machine, space for tumble dryer, Amtico flooring, radiator, double glazed door to side, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with recessed spotlights with extractor fan.

### CLOAKROOM

High quality two piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, tiled splash backs, Amtico flooring, radiator, smooth ceiling with recessed spotlights and extractor fan.

### DINING ROOM

12' 11" x 12' 7" Max (3.94m x 3.84m) A multi-purpose room and potential study, with fitted carpet, radiator, uPVC double glazed sash window to front, telephone point, cat5 network point, smooth ceiling.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard, smooth ceiling with recessed spotlights and loft access hatch, doors to:

### DOUBLE BEDROOM

13' 2" x 9' 9" Max (4.01m x 2.97m) Fitted carpet, radiator, uPVC double glazed sash window to side, built-in double wardrobe, smooth ceiling, door to:

### EN SUITE

Contemporary white three piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled splash backs, Amtico flooring, heated towel rail, smooth ceiling with recessed spotlights and extractor fan.

### DOUBLE BEDROOM

10' 9" x 10' 7" (3.28m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

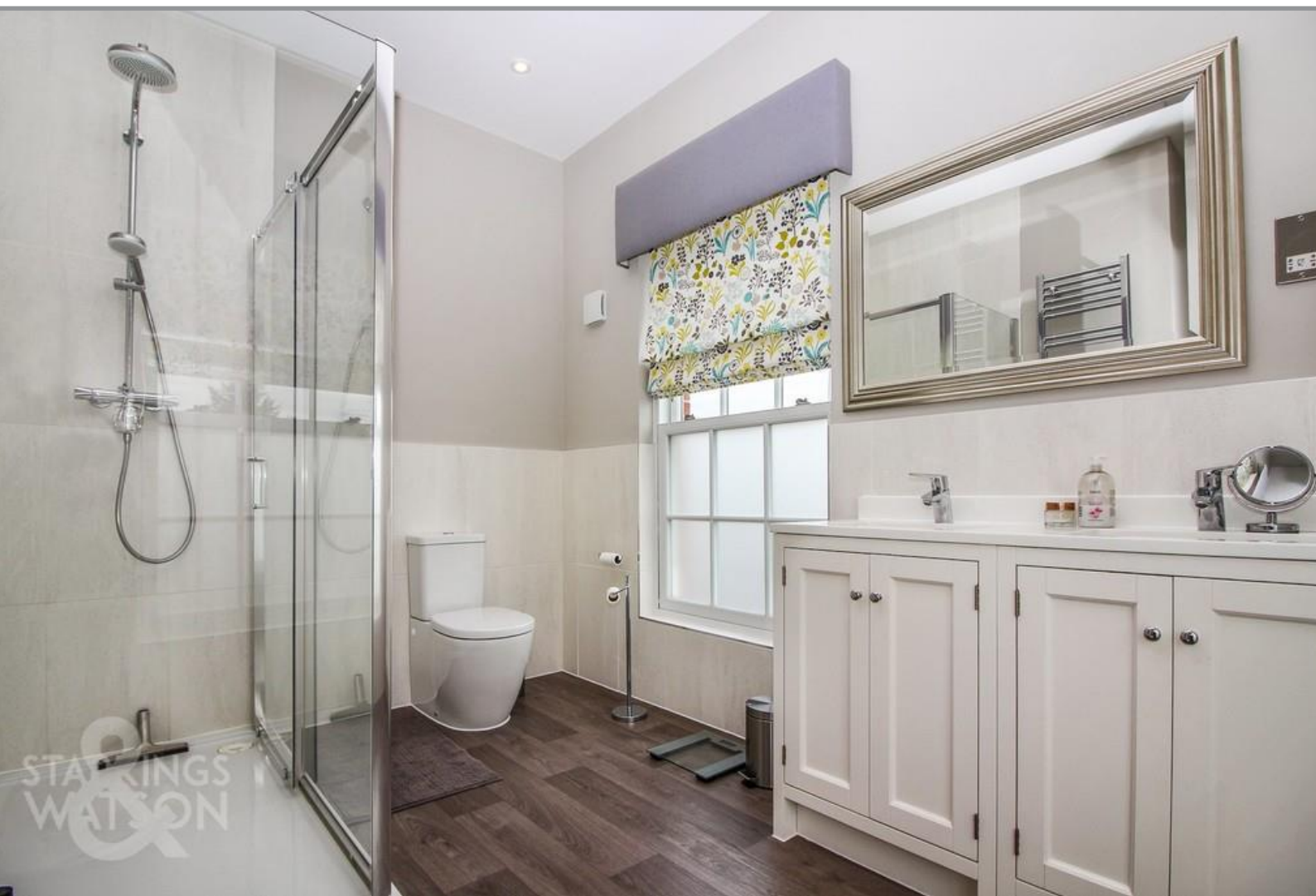
### DOUBLE BEDROOM

11' x 10' 9" (3.35m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.





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### **FAMILY BATHROOM**

Spacious room with a four piece suite comprising low level W.C, wall mounted hand wash basin and mixer tap over, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, extractor fan, Amtico flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlights.

### **DOUBLE BEDROOM**

15' 4" x 10' Max (4.67m x 3.05m) Fitted carpet, radiator, uPVC double glazed sash window to front, built-in double wardrobe, smooth ceiling.

### **DOUBLE BEDROOM**

14' 1" x 11' 4" Max (4.29m x 3.45m) The main suite offers a sumptuous feel, with a grand look given the front facing windows and window dressings. Finished with fitted carpet, radiator, uPVC double glazed sash window to front x3, television point, built-in triple wardrobe, smooth ceiling, door to:

### **EN SUITE**

Four piece suite comprising low level W.C, 'his and hers' hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, shaver point, extractor fan, Amtico flooring, heated towel rail, uPVC obscure double glazed sash window to front, uPVC obscure double glazed sash window to side, smooth

ceiling with recessed spotlights.

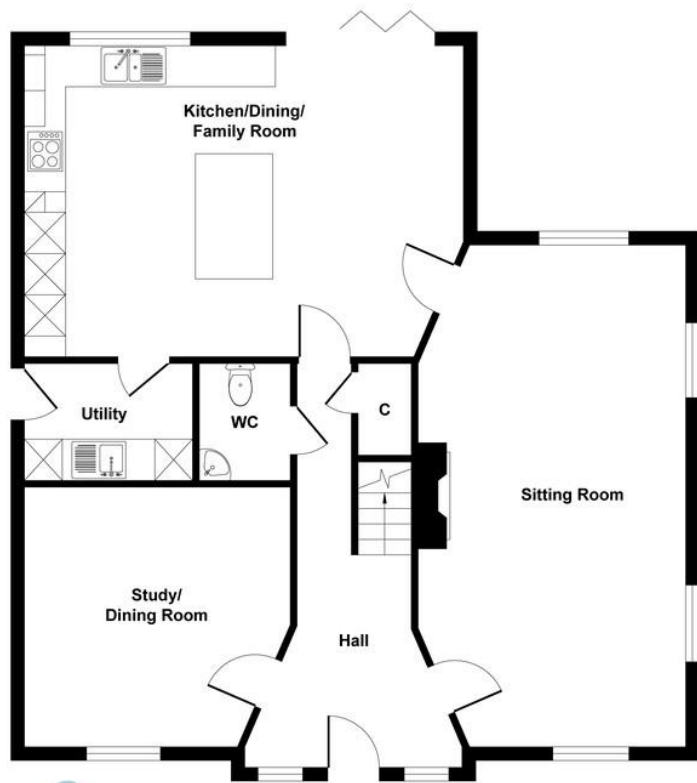
### **OUTSIDE**

The rear garden has been landscaped and laid to lawn, with a good sized patio leading from the rear bi-folding doors. Steps lead down to the main garden, which extends to the double garage and gated driveway access, whilst the lawn wraps around to the side of the property. Various shrubbery and planting have been installed, whilst fenced boundaries enclose the garden.

### **DOUBLE GARAGE**

18' 11" x 16' 10" (5.77m x 5.13m) Electric up and over door to front, door to side, storage above, power and lighting.





Ground Floor  
Approximate Floor Area  
999 sq. ft  
(92.81 sq. m)



First Floor  
Approximate Floor Area  
987 sq. ft  
(91.69 sq. m)

Approx. Gross Internal Floor Area 1986 sq. ft / 184.50 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 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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