

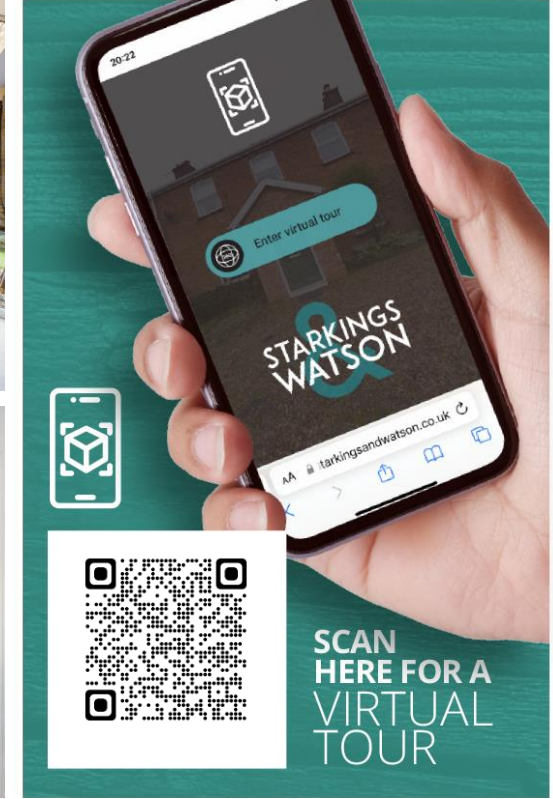
KINGFISHER WALK

Loddon, Norwich NR14 6FB

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE
PROPERTY



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STARKINGS
&
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- Motivated Vendor!
- Mid-Terrace Townhouse
- Immaculately Presented
- Enclosed Lawned Garden
- Sitting Room & Kitchen/Breakfast Room
- Three Bedrooms
- En Suite & Family Bathroom
- Twin Allocated Parking Spaces

IN SUMMARY

VENDOR FOUND! With over 1060 Sq. ft of accommodation (stms), this SIZEABLE THREE STOREY townhouse offers a PRIVATE GARDEN and ALLOCATED PARKING for TWO vehicles. Having been WELL MAINTAINED and looked after, this WARM and INVITING HOME offers a spacious hall entrance with STORAGE, KITCHEN with SPACE for a TABLE, cloakroom and 15' SITTING ROOM with FRENCH DOORS to the garden. The first floor offers TWO BEDROOMS and the family bathroom, along with a useful STUDY SPACE where the stairs lead to the TOP FLOOR MAIN BEDROOM. With FURTHER STORAGE, windows to FRONT and REAR, the main bedroom also offers an EN SUITE DOUBLE SHOWER. Located on the OUTSKIRTS of LODDON, the property is only a SHORT WALK to the HIGH STREET, SCHOOLING and excellent ROAD links by CAR and BUS.

SETTING THE SCENE

Overlooking a central square with a range of planted greenery, this attractive outlook is rare for a new build development. Located on a pedestrian footpath

with further greenery and wrought iron railings to front, this pretty outlook leads to the main entrance path and door.

THE GRAND TOUR

Once inside a welcoming hall entrance offers hard wearing wood effect flooring under foot, with stairs leading to the first floor, with useful storage below. Finished in a crisp white colour, the hall offers the heating controls and electric fuse box, with a door into the kitchen/breakfast room, cloakroom and sitting room. The kitchen offers a modern range of units with an inset gas hob and electric double oven, with a full range of integrated appliances. Matching up-stands finish the work surfaces, whilst there is also space for a table. The cloakroom is a modern white suite whilst offering further space for shoes and coats. The sitting room is a light and bright room with French doors to rear, wood effect flooring and space for a combination of seating and dining table. The first floor offers access to the second bedroom which faces to the rear with two windows and a built-in cupboard. The family bathroom is finished with a shower over the bath. The third bedroom overlooks the front square, whilst a useful study space is located next door, with stairs leading to the second floor. The entire top floor is dedicated to the main bedroom with ample fitted storage, a window to front and velux window to rear. A door leads to the en suite double shower room with tiled splash backs.



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THE GREAT OUTDOORS

The rear garden is laid to lawn with an area of timber decking for outside seating. Finished with timber fenced boundaries, a range of planting can be found to both sides, with a timber storage shed and useful rear access.

OUT & ABOUT

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.

FIND US

Postcode : NR14 6FB

What3Words : //lashed.reapply.forgot

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Service charges are payable of £137.20 per annum.

Disclaimer: 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.

Price:



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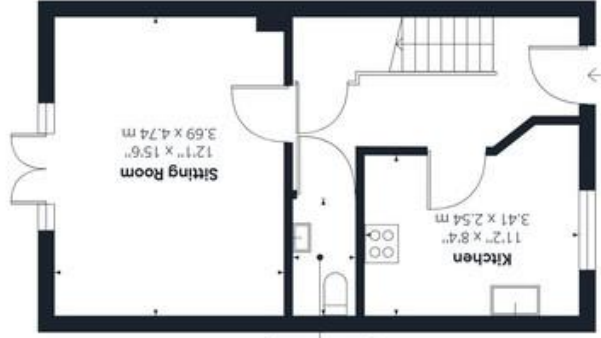


Floor 2

En Suite
7'8" x 4'6"
2'36" x 1'39" m

Bedroom
15'4" x 12'8"
4'69" x 3'86" m

Ground Floor



WC
3'4" x 6'1"
1'04" x 1'86" m

Sitting Room
12'1" x 15'6"
3'69" x 4'74" m

Kitchen
11'2" x 8'4"
3'41" x 2'54" m

Floor 1



Bathroom
5'6" x 8'3"
1'69" x 2'53" m

Study
4'6" x 6'11"
1'39" x 2'11" m

Bedroom
9'6" x 8'4"
2'91" x 2'54" m

Bedroom
10'11" x 15'7"
3'35" x 4'75" m

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m²/4.92ft²)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
1069.91 ft²
99.40 m²
Reduced bedroom
11.86 ft²
1.10 m²