

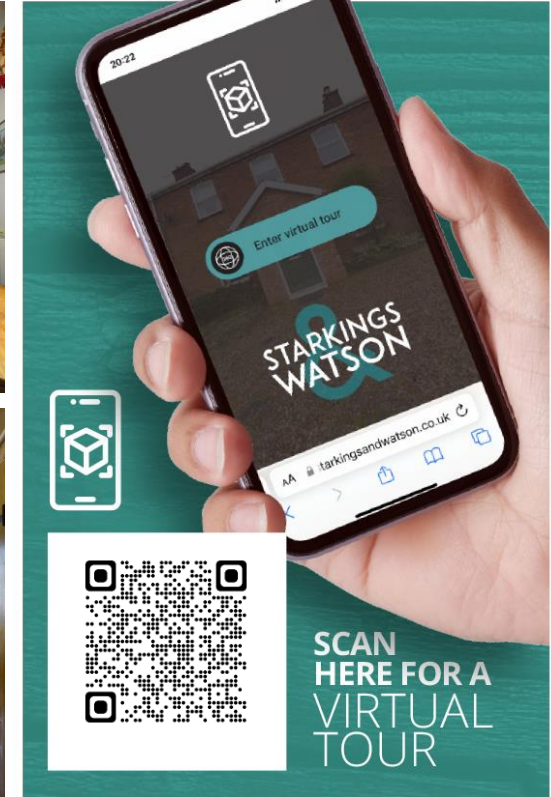
CHURCH PLAIN

Loddon, Norwich NR14 6LX

Freehold | Energy Efficiency Rating : N/A

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- Substantial Character Home
- Grade II Listed
- Two Reception Rooms
- Kitchen with Garden Views
- Cellar Storage
- Three Bedrooms
- Private Walled Gardens
- Double Garage & Storage

#### IN SUMMARY

This GRADE II Listed mid-terrace home stands proudly in the CENTRE of LODDON, with views to the CHURCH. Rarely do such CENTRAL POSITIONS within the CONSERVATION AREA become available, with PRIVATE GARDENS and GARAGE BUILDINGS which provide PARKING. OVER 1500 Sq. ft (stms) of LIGHT and BRIGHT accommodation includes character features, large rooms provide a spacious and OPEN PLAN FEEL. The hall offers stairs to the first floor and CELLAR, with doors to the 15' SITTING ROOM with a cast iron multi-fuel burner and 15' DINING ROOM with feature fire place. Beyond you will find a STUDY and the 16' KITCHEN/BREAKFAST ROOM with storage, central island and AGA for that true cottage feel! The kitchen offers a PART VAULTED CEILING with exposed timber beams creating a garden room section with views to rear, and a door to the shower room. Upstairs, the landing leads to the family bathroom and TWO DOUBLE BEDROOMS, with the third INTERCONNECTING and accessed by its own SET of STAIRS.

#### SETTING THE SCENE

Looking over Church Plain, this central position is a stones throw the local Co-op shop, with a bus stop just over the road, along with the main car-park which also has electric car chargers. All amenities are close by, including schooling and eateries. Opposite, the former Barclays Bank recently became The Terrace Eatery, and is believed to be undergoing further development to introduce residential accommodation to the first floor.

#### THE GRAND TOUR

Stepping inside you are greeted with a characterful entrance with pamment tiled flooring underfoot, stairs rising to the first floor and stairs leading down to the cellar. The first door to your right is the main sitting room with a feature fireplace and inset cast iron multi fuel burner with a window facing the front and picture rail running around the room. Views can be enjoyed over the centre of Loddon itself, with this spacious room creating a warm and inviting feel. Heading back into the entrance hall, the door to your right leads down to the cellar which is used as a pantry storage space, whilst also offers a window to rear for natural light. The door opposite is the main dining room with a further feature fireplace and picture rail, with fitted carpet underfoot and doors leading to the kitchen and study. The dining room is big enough to house a large table, various sideboards and further soft furnishings if required. The adjacent study is a quiet tucked away space with views over the rear garden and a high ceiling which increases the natural light. The kitchen itself is stepped from the dining room, with a central island and Aga for cooking, and various storage located to the right hand side under a second set of stairs which lead to the first floor. There is ample workspace and storage throughout the kitchen. The ceiling is partly vaulted to the rear creating a garden style room with full height windows and door onto the garden. The vaulted ceiling offers a range of exposed timber beams, whilst the central island also creates a breakfast bar. There is space for white goods, including a washing machine and dishwasher within the built\*in storage cupboards. The final room to the ground floor is the shower room, with tiled splash-backs and tiled flooring underfoot. Two sets of stairs lead to the first floor ensuring the bedrooms can all be accessed independently. Heading up from the first set of stairs in the entrance hall, you lead to a spacious light and bright landing with stripped wood handrails and painted balustrades to the stairs, with doors leading to the main bedroom on your left - with further views across the centre of Loddon, and an extensive range of built-in bedroom furniture and dressing table. A feature fireplace continues the character feel. Off of the main landing, the family bathroom can be found - once again a spacious room with fitted carpet, four piece suite including a separate shower



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cubicle and attractive wood panelling to the walls. The second bedroom is adjacent, once again with built-in storage, feature fireplace and a door leading to the third bedroom. Independent access from the rear stairs in the kitchen also lead to the bedroom, with built-in storage and exposed brick work and two velux windows for fantastic natural light. The property is finished with gas fired central heating, with secondary double glazing to the front windows and study.

#### THE GREAT OUTDOORS

The walled rear garden offers a pretty lawned space with planted borders, and a patio which extends from the kitchen - ideal for outside dining. Steps lead to a pathway, with a further seating area and rear access gate. Outside lighting and water is installed. The garage outbuildings interconnect, both with electric doors to front, one accessible by foot only, and the right hand one by vehicle. A further workshop is situated on the end. Parking is only within the garage buildings.

#### 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 6LX

What3Words : ///frizz.flamingo.hike

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is Grade II listed. We are advised planning permission has been granted opposite to include a residential conversion of the adjacent commercial premises. No parking is provided outside of the garage buildings.

**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 1

Basement



Ground Floor

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.

(1) Excluding balconies and terraces

Approximate total area (1)  
 1520.50 ft<sup>2</sup>  
 141.26 m<sup>2</sup>