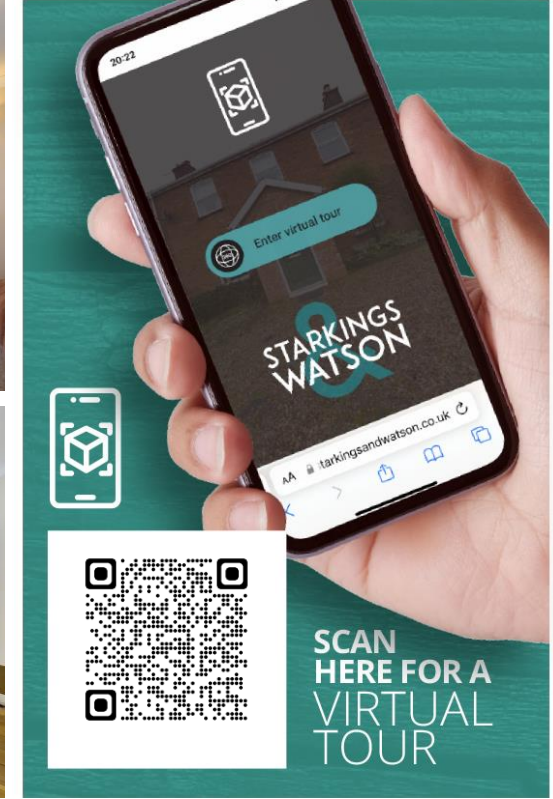


TOWN FARM DRIVE Loddon, Norwich NR14 6FF

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 & WATSON

- Substantial Detached Family Home
- Over 2000 Sq. ft (stms)
- Welcoming Porch & Hall Entrance with Storage
- Three Reception Rooms
- Open Plan Kitchen/Dining Room with Utility
- Five Double Bedrooms
- Two En-Suites & Family Bathroom
- Wrap Around Gardens & Double Garage

IN SUMMARY

With over 2000 Sq. ft (stms) of accommodation and an EXCLUSIVE SETTING fronting the development, this PERFECT FAMILY HOME offers a STUNNING SPACIOUS FEEL internally, with a LARGE PORCH and HALL leading to THREE RECEPTION ROOMS and the 20' KITCHEN/DINING ROOM. With AMPLE PARKING to front and a double garage, the SOUTH WEST FACING GARDENS are manageable in size, WRAPPING AROUND the property, with a lawn and raised patio. Internally, the property is a BLANK CANVAS, suited to a buyer seeking space perhaps for MULTI-GENERATION LIVING or BLENDED FAMILIES. The sitting room extends to 20' with FRENCH DOORS, the study is currently used as a GYM, whilst the formal dining room is currently a GAMES ROOM. A cloakroom and UTILITY ROOM offer functional spaces, with the KITCHEN perfect for including SOFT FURNISHINGS and a TABLE, creating a FAMILY SPACE. Upstairs FIVE BEDROOMS lead off the landing, with TWO EN SUITES, the family bathroom and a DRESSING ROOM.

SETTING THE SCENE

Fronting Beccles Road, the property is lowered from the road, with a grass embankment, and a private road setting. A double garage and parking can be found next

to the property, with a small lawned frontage and planted front borders. A gated access leads to the rear garden.

THE GRAND TOUR

Stepping inside a welcoming porch entrance offers a wood effect flooring which runs into the adjacent hall way. A built-in cloaks cupboard can be found to one side, with double doors creating a grand entrance as you head into the hall. With doors to all the principal reception rooms, the hall offers stairs to the first floor offering an unrivalled feeling of space. With a fantastic flow, perfect for family life or entertaining, the first door to your left is the kitchen/breakfast room. With double doors opening up, various storage can be found, including a floor to ceiling bank of units with a contrasting finish including the electric double oven. The electric induction hob is set under an extractor fan and stainless steel splash-back. Various appliances are built-in, including a fridge freezer, dishwasher and microwave. There is ample space for an island, table and or soft furnishings, with a dual aspect finish and door to the garden. The utility room is beyond, with the washing machine built-in, and the gas fired central heating boiler tucked away. Back in the hall, a cloakroom is opposite, a spacious room with half tiled walls. Double doors open to both the dining room and sitting room, which offer a full range of windows and French doors opening to the rear garden, with the sitting room centred around a cast iron multi-fuel burner. The study is currently used as a gym, offering views over the front green space. Heading upstairs the five bedrooms lead off the landing, all double in size. The first two have front aspects and space for wardrobes. The three further bedrooms offer a smaller double which could be another study, with the



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other two finished with en suite shower rooms, and the main bedroom also including a walk-in wardrobe. The family bathroom offers a further shower over the bath.

THE GREAT OUTDOORS

With outside power and water installed, the gardens wrap around the property with enclosed timber fenced boundaries and a main central lawn. The patio is raised with a timber sleeper edge, and small range of planting. The garden has been created for ease of maintenance, but offers huge potential for a keen gardener, or if you want to create another patio to sit back and enjoy the view towards the property from the far private corner.

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 6FF

What3Words : ///crawling.note.surnames

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge of approximately £200 is chargeable for the upkeep of the communal gardens and driveway. Planning permission has been applied for to develop the space on the opposite side of Beccles road, on the land facing the property. It is understood similar properties will be built, and not the residential access road.

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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Approximate total area⁽¹⁾

2054.11 ft²
190.83 m²

(1) Excluding balconies and terraces

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.