

HIGH STREET

Loddon, Norwich NR14 6AH

Freehold | Energy Efficiency Rating : N/A

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

FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a 'Enter virtual tour' button and the company logo. A QR code is visible on the phone's screen. Below the phone, there is a larger QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. A 'STARKINGS & WATSON' logo is also present in the bottom right corner of the image.

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STARKINGS & WATSON

- Grade II Listed End-Terrace Cottage
- Extended Characterful Interior
- Two Reception Rooms
- Kitchen/Dining Room with AGA
- Two Double Bedrooms
- Shower Room
- Private Mature Gardens
- Central Location with Amenities Close-by

IN SUMMARY

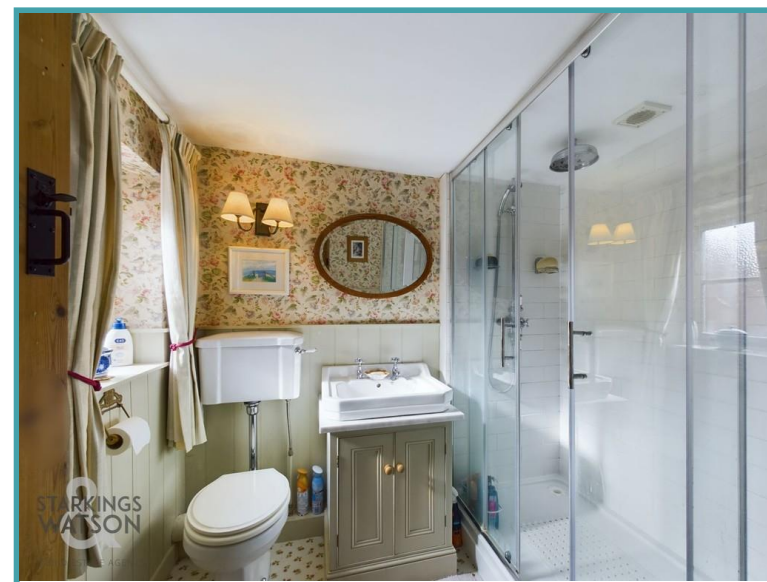
Having been SYMPATHETICALLY EXTENDED, this Grade II Listed character cottage sits in the CENTRE of LODDON, with a WEALTH of CHARACTER and CHARM within. With a WARM and INVITING FEEL, the property has been a much loved home and sanctuary, whilst having the benefits of LOCAL AMENITIES right on the door step! The GARDENS have been BEAUTIFULLY MAINTAINED, with a cottage style feel and a setting which feels both PRIVATE and SECLUDED, whilst stepping out to the front, ON ROAD PARKING can be found, with the village shop only steps away! The accommodation includes a 12' SITTING ROOM with a feature fire place, snug/study and the EXTENDED KITCHEN with BESPOKE CARPENTRY, AGA and space for a table - all whilst leading out with FRENCH DOORS to the garden. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, along with a SHOWER ROOM.

SETTING THE SCENE

Low level brick walls and wrought iron railings enclose a planted and shingled area, with a gate and pathway to the front door. The High Street is protected, with the pretty facades of the neighbouring and opposite properties adding to the charm of the setting.

THE GRAND TOUR

Stepping inside you lead straight into the sitting room with wood flooring under foot, a window to front, and the grand feature fire place with an inset wood burner and large timber surround. Vertical timber beams separate the ground floor reception space, with an opening heading into the snug/study area which includes the stairs which lead to the first floor. With exposed brick work and timber panelling, this versatile space could also offer a dining area. The kitchen is open plan, and this extended space offers extensive bespoke carpentry with an inset ceramic butler sink and three oven AGA. The ceiling is part vaulted, with twin velux windows giving great natural light. There is space for all white goods, and also a large dining table. French doors lead out to the rear. Upstairs, the landing and two double bedrooms are all laid to carpet, with some exposed timber work and windows to front and rear. The shower room offers a large cubicle, storage under the sink and attractive wood panelling.



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THE GREAT OUTDOORS

From the kitchen French doors, the pretty cottage style garden can be enjoyed, with a courtyard patio area offering timber fenced boundaries and space for an array of potted plants to be displayed. Steps lead up to the main garden with shingle and lawned areas, with planted boundaries, hedging, and timber storage sheds to the rear.

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 6AH

What3Words : ///dissolve.dabbling.grant

VIRTUAL TOUR

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

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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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 headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 717.66 ft²
 66.67 m²
 Reduced headroom
 9.37 ft²
 0.87 m²

