

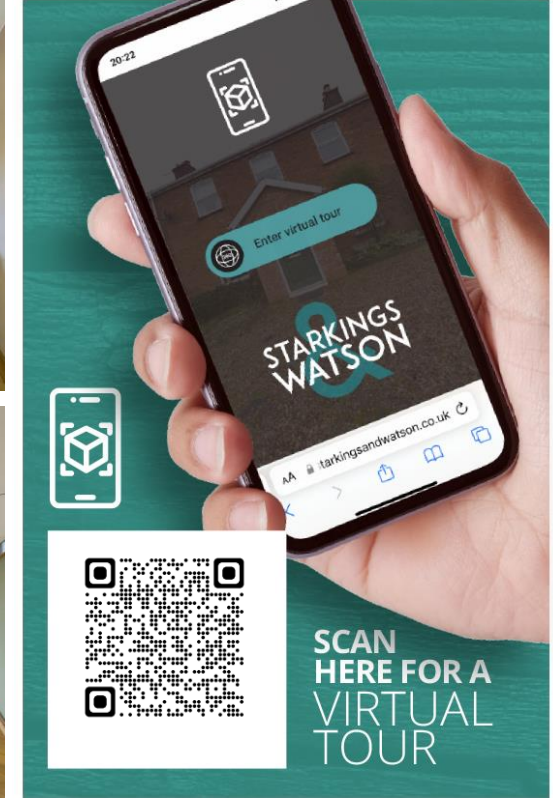
CROSSWAY TERRACE

Loddon, Norwich NR14 6JY

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS  
&  
WATSON

- No Chain!
- Extended End-Terrace Home
- Potential to Update & Modernise
- Two Reception Rooms
- Kitchen, Utility Room & Cloakroom
- Three Bedrooms Off Landing
- Family Bathroom with Separate Shower
- Gated Parking Area & Gardens

#### IN SUMMARY

NO CHAIN. This SPACIOUS end-terrace home occupies a SIZEABLE PLOT with a GATED REAR ACCESS and DRIVEWAY, along with an EXTENDED LAYOUT. Overlooking the LODDON PLAYING FIELD and Village Hall, this CENTRAL POSITION is perfect for ALL LOCAL AMENITIES and SCHOOLING. Ready to MOVE IN, but with POTENTIAL to do some modernising, updating and decorating, the property is finished with uPVC double glazing and oil-fired CENTRAL HEATING. The HALL ENTRANCE leads to the 18' SITTING ROOM with a feature fire place, 18' CONSERVATORY, kitchen, cloakroom and UTILITY ROOM. Upstairs, THREE BEDROOMS lead off the landing, along with a spacious FAMILY BATHROOM which incorporates a separate SHOWER. Outside, the GARDENS are landscaped with paved seating, lawns and a large HARD STANDING area to the rear with wide DOUBLE GATES.

#### SETTING THE SCENE

Occupying a cul-de-sac setting just off George Lane, an enclosed and gated lawned frontage can be found,

with a wealth of mature planting. Doors lead into the main entrance hall and utility space. To the rear, a residents parking access leads to the double timber gates for off road parking and storage.

#### THE GRAND TOUR

Heading inside, a uPVC double glazed entrance door leads into the hall, with wood effect flooring, stairs to the first floor with storage below, an opening to the kitchen and a door into the sitting room. With dual aspect windows to front and side, the sitting room offers a feature fire place ready for a wood burner to be installed, with the wood effect flooring continuing. Further French doors open to the large conservatory, with a plastered warm roof and velux windows. Having been plastered to all walls, central heating is also installed to the room, with French doors opening onto the patio. The kitchen is another great size room, a galley style space, with extensive cupboards to both sides, an inset sink unit, and inset electric ceramic hob with electric double oven. A window offers views over the gardens, and a further door leads out. A further door leads to a utility/store space, which other homes have converted into a study or dining room. Tiled flooring can be found under foot, with a door to the front garden, and a door to a cloakroom with a two-piece suite. Heading upstairs, stripped wood flooring lines the landing, with doors to three bedrooms - all with stripped wood flooring and two with built-in storage. The last room is the oversized family bathroom, with a four-piece suite, including a bath and shower.



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### THE GREAT OUTDOORS

From the conservatory, a block paved patio space can be found, with a step to the main lawned garden and sweeping pathway. Mature hedging lines one side, and a fence the other. Various planting and shrubbery can found the length of the garden. along with a timber shed and oil tank. A low-level gate opens to the hard standing parking with a walled rear boundary and high-level double timber gates.

### 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 6JY

What3Words : ///respect.clouding.embarks

### VIRTUAL TOUR

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

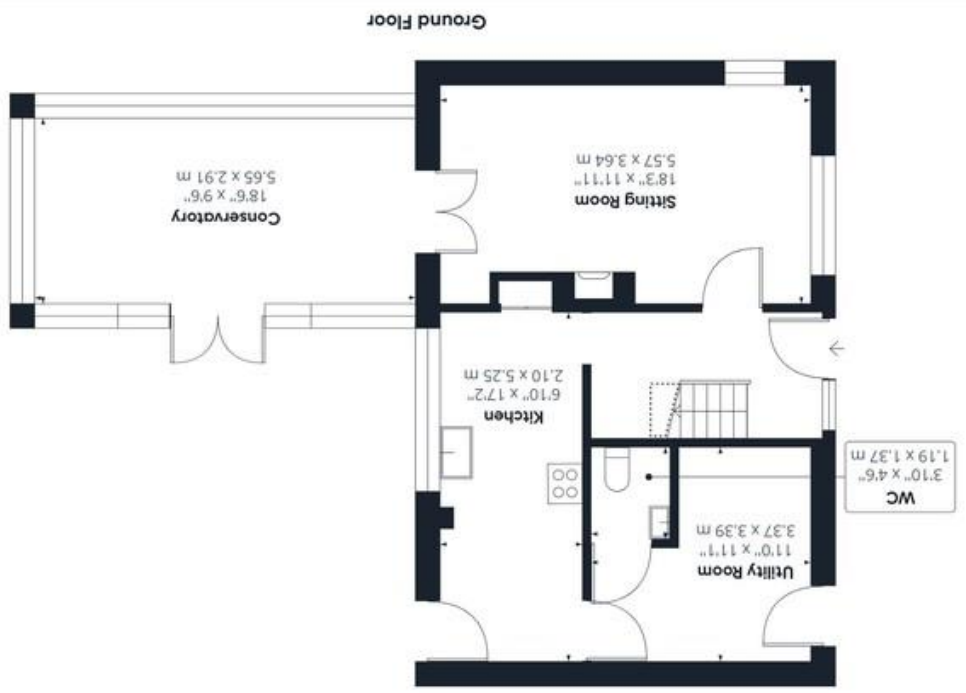
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Price:



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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 bedroom (below 1.5m<sup>2</sup>/4.92ft<sup>2</sup>)

(1) Excluding balconies and terraces

**Approximate total area<sup>(1)</sup>**

1194.18 ft<sup>2</sup>  
110.94 m<sup>2</sup>

**Reduced bedroom**

12.28 ft<sup>2</sup>  
1.14 m<sup>2</sup>