

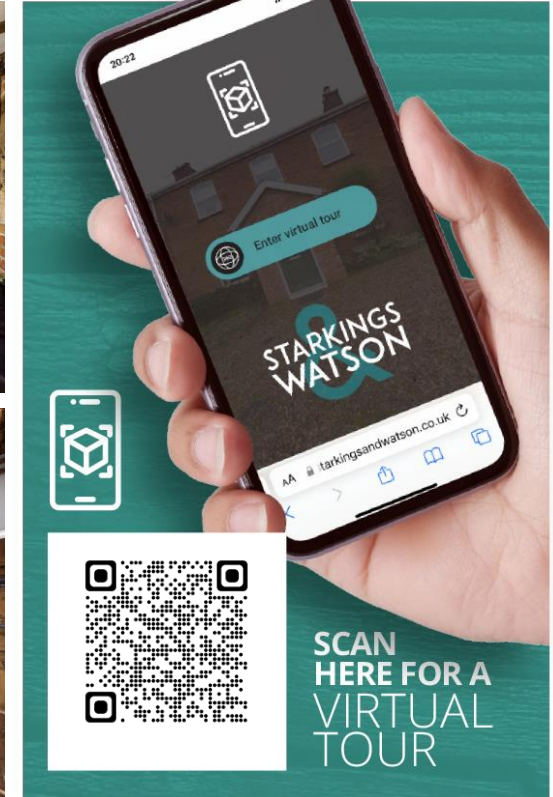
HIGH STREET

# Loddon, Norwich NR14 6AH

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

- Grade II Listed Character Cottage
- Central Position Close to Amenities
- Sitting Room with Wood Burner
- Open Plan Kitchen with Solid Wood Surfaces
- Two Bedrooms Off Landing
- Family Bathroom with Shower
- Bisected Garden & Outbuildings
- On Road Parking

#### IN SUMMARY

Offered with NO CHAIN, this GRADE II LISTED END-TERRACE home occupies a CENTRAL LOCATION in the heart of LODDON, with beautiful CHARACTER FEATURES including timber beams, and a stunning BRICK BUILT INGLENOK FIREPLACE. Having been UPDATED and MODERNISED to include a NEW KITCHEN and WOOD BURNER, this warm and cosy home is the perfect escape! The accommodation comprises an OPEN PLAN sitting room centred on a feature fire place and WOOD BURNER, leading into the fitted kitchen with plentiful storage. The Norfolk winding stairs lead to the first floor, with TWO BEDROOMS off the landing, and a MODERNISED FAMILY BATHROOM. Gas fired CENTRAL HEATING is installed with part double glazing to the front. The rear garden is bisected, and offers a beautiful LAWNED COTTAGE GARDEN with a BRICK BUILT OUTBUILDING, and further courtyard garden directly from the kitchen. On road parking can be found to front, with potential for a PERMIT at the LODDON CAR PARK which can be obtained for £300 PA.

#### SETTING THE SCENE

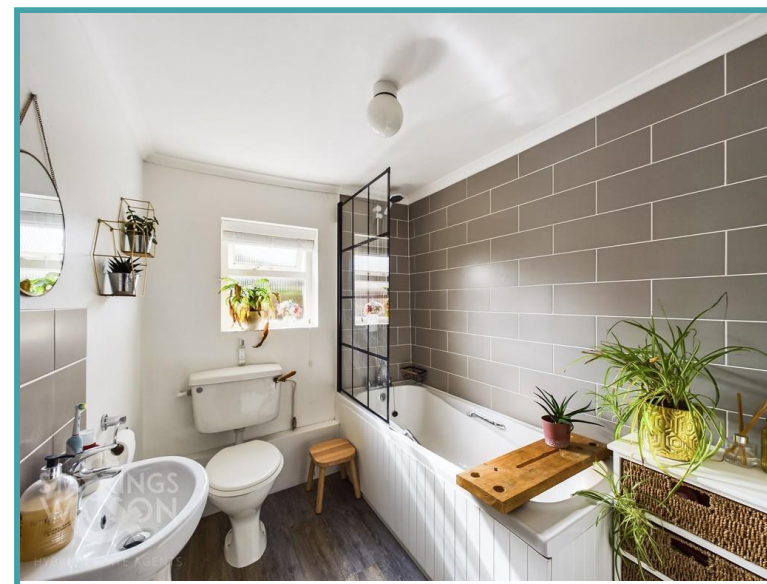
Occupying an elevated position, a wrought iron gate and fencing leads to the low maintenance shingled frontage, with steps to the front door. Situated on the High Street, there is on road parking outside, and the main village car park just across the road.

#### THE GRAND TOUR

Beautifully presented, the sitting room is centred on the grand brick built inglenook fire place, with its inset cast iron wood burner. Wood flooring runs under foot, with storage to one side of the fire place, and Norfolk winding stairs tucked away on the opposite side. Exposed brick work and timber beams have been used to partition the living space from the kitchen, where you will find a replacement kitchen and solid wood work surfaces, including a breakfast bar. Pamment tiled flooring runs under foot, with an inset gas hob and built-in electric oven. The ceramic butler sink adds to the theme, with a window and door facing to the rear. Upstairs, the landing leads to both bedrooms. The larger bedroom showcases painted solid wood flooring and the smaller bedroom benefits from a fitted carpet. A built-in cupboard can also be found to one room. The modernised family bathroom includes a shower over the bath, with wood effect flooring and tiled splash backs.

#### THE GREAT OUTDOORS

The rear garden is bisected, but split to offer a hard standing courtyard at the rear with pretty raised and planted borders, along with a gate to the main lawned garden. With planted borders, hedged and



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fenced boundaries, the garden is the perfect retreat from the hustle and bustle of the High Street. A brick built outbuilding offers storage.

#### 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 : ///foggy.imprinted.bottom

#### VIRTUAL TOUR

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

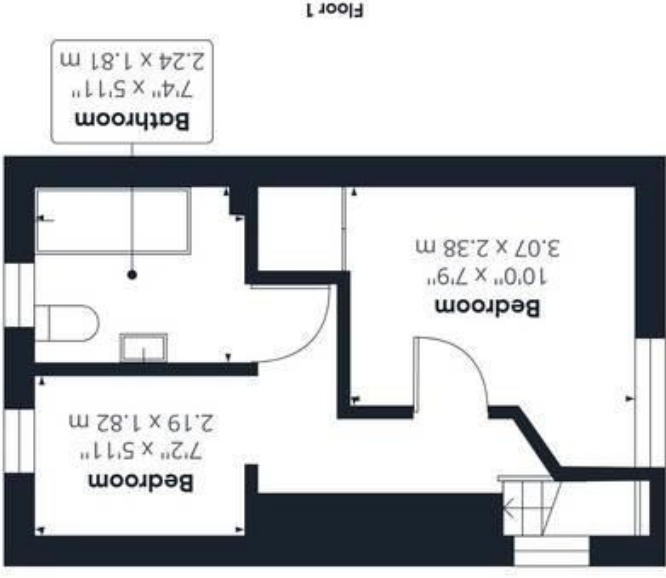
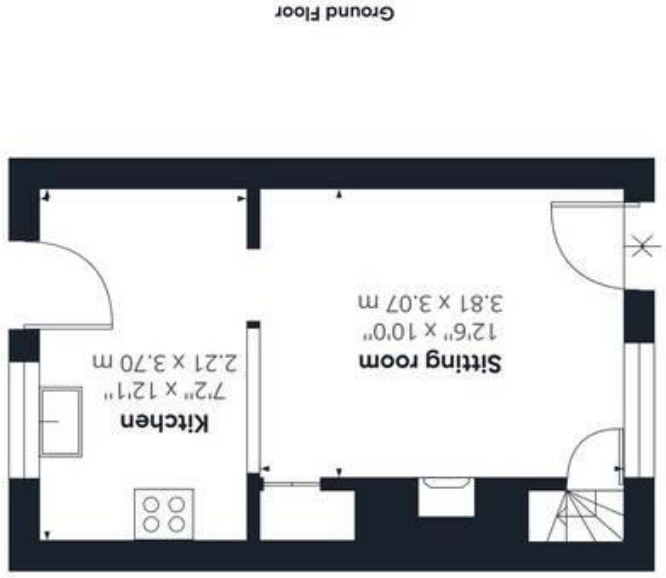
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Price:



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

460.08 ft<sup>2</sup>  
42.74 m<sup>2</sup>

(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.