

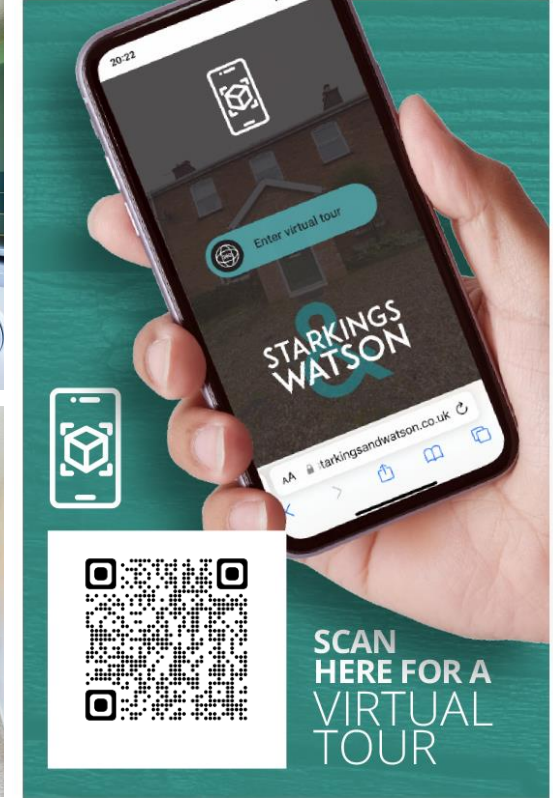
WARREN VIEW

# Loddon, Norwich NR14 6ER

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Semi-Detached Bungalow
- Fitted Kitchen with Side Door
- Sitting/Dining Room
- Two Bedrooms
- Shower Room
- Enclosed Lawned Garden
- Garage & Driveway

### IN SUMMARY

NO CHAIN. Sitting next to OPEN GREEN SPACE, this semi-detached bungalow is perfect for those seeking EXCELLENT LOCAL AMENITIES within WALKING DISTANCE, along with good bus and road links. The property enjoys a GENEROUS PLOT with good size lawned rear gardens, and a TANDEM DRIVEWAY leading to a single GARAGE at the front. Internally, the hall entrance leads to the FITTED KITCHEN and open plan sitting/dining room. An INNER HALL offers STORAGE, with doors to TWO BEDROOMS and the SHOWER ROOM - finished with a large double sized shower cubicle and tiled splash backs. There is HUGE POTENTIAL to extend the property (stp), or incorporate a GARDEN ROOM to the rear, allowing for easy access to the private outside space.

### SETTING THE SCENE

From the road, a driveway offers off road parking and access to the garage. Bisected by a footpath, the bungalow is located at the end of the pathway, next to open green space. A lawned frontage with a timber picket fence can be found, with gated side

access.

### THE GRAND TOUR

Heading inside, the hall entrance offers a fitted carpet, and doors to both the sitting room and kitchen. There is storage space to one side, whether with built-in or free standing furniture. The kitchen is fully fitted, with space for an electric cooker and general white goods, whilst an easy to maintain wood effect flooring can be found under foot, and a door leads out to the side. The sitting room offers a window to front, with ample space for seating and dining, whilst a door takes you to the inner hall. An airing cupboard can be found built in, with doors off the hallway to the bedrooms and shower room. Both bedrooms face to the rear, with the larger benefitting from an electric storage heater. The shower room has been updated in recent years, with a three piece suite comprising a walk-in shower with tiled splash backs, and storage under the sink unit.

### THE GREAT OUTDOORS

Heading outside, the side pathway leads to the gated rear garden, a fully enclosed space with a central lawn and timber panelled fencing. Various shrubbery and planting can be found, whilst enjoying a private aspect.

### 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



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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 6ER

What3Words : ///senders.songbirds.broke

#### 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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
502.78 ft<sup>2</sup>  
46.71 m<sup>2</sup>

