



THE STORY OF

1 Oak Avenue

Loddon, Norfolk

SOWERBYS



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Loddon, Norfolk,
NR14 6FS

Immaculately Presented Executive Home
Superb Specification and Refined Interiors

Five Generous Bedrooms

Elegant and Spacious Receptions

Open-Plan Living Options

Stunning Bespoke Kitchen

Reams of Natural Light

Thriving Gardens

Large Sun Terrace

Detached Double Garage

SOWERBYS NORWICH OFFICE

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“An elegant, Georgian style home.”

Standing proud in one of the finest positions amongst a crescent of executive homes, this elegant property boasts prototypical architecture, refined interiors, and wonderfully versatile accommodation including a large detached garage.

Arranged over 2,500 sq. ft., the sprawling accommodation showcases an indulgent specification alongside a fastidious eye for detail including masterful cabinetry, reams of natural light, and invaluable functionality.

Watching over the peaceful front garden

enveloped with attractive estate fencing, the quintessential front door, adorned with a neo-Georgian porch, reveals a world of calm and elegance in which to decompress and carve out a most enviable way of life.

The welcoming hallway greets you with wide, generous proportions and is flanked by the dining room and a quintessential sitting room. Natural light fills this triple aspect room and illuminates the fine cabinetry on display, whilst the wood-burning stove ensures a cosy space to enjoy as a family across all seasons.





To the rear of the home, the traditional formal receptions are balanced by the stunning open-plan kitchen/breakfast room, providing a modern and sociable way of life.

“We’ve loved being on the edge of a new development, within a village surrounded by beautiful walks and cycle tracks.”

The bespoke, high-end kitchen blends its exceptional appearance with flawless functionality. An array of granite topped cabinets houses a full complement of integrated appliances; including eye level ovens and a large island with breakfast bar, whilst the dining/seating area sits alongside a run of bi-fold doors ushering the thriving garden and sun terrace into the home.

Whether entertaining guests or taking time together over meals as a family, a stunning and sociable room like this is bound to be the cornerstone of a fulfilling way of life for the lucky new owners.

The ground floor is completed by a well-equipped utility room and guest WC.



The first floor boasts yet more versatility with no less than five impressive bedrooms.

The opulent principal suite enjoys high ceilings, a wealth of natural light bouncing off the mirrored doors to the substantial fitted wardrobes, and of course a luxurious en-suite fitted to exacting standards.

Four further bedrooms include a guest suite with shower room en-suite, and the further three provide invaluable flexibility with the generous proportions meaning any one of the sizeable bedrooms could serve a number of purposes to accompany the ever-changing demands of a modern family life.

All the additional bedrooms are well-served by the central family bathroom, appointed in the same exacting manner as the principal en-suite.





Amongst the finest features of this home is the generous plot in which it sits and the enchanting gardens within.

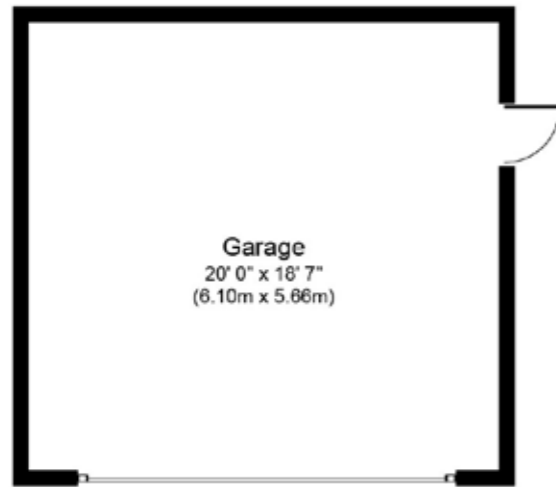
The frontage enjoys the benefit of separate access to the majority of houses within the collection, allowing for ample off road parking complemented by the large detached double garage.



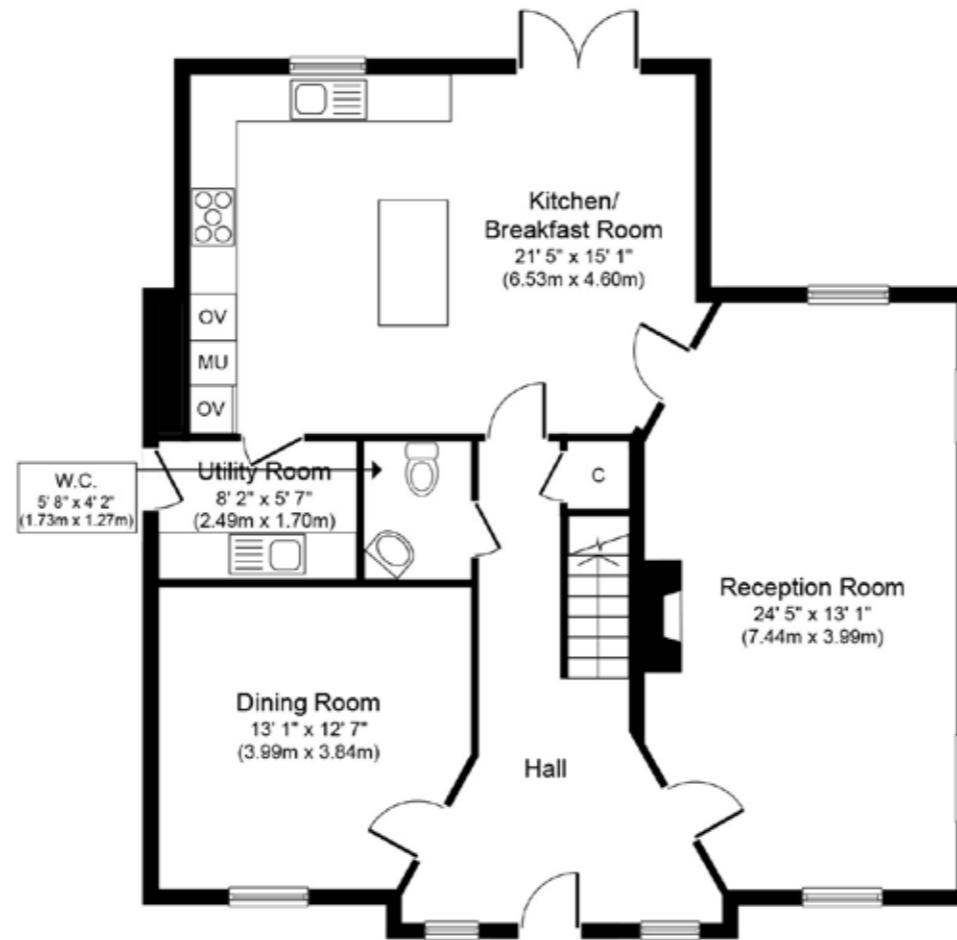
The walled rear garden is an oasis of calm, as a paved terraced leads down to the well-kept lawn, interspersed with well-stocked flower beds and even beautiful pleached hornbeams.

The immaculately landscaped grounds are interspersed with thriving flower beds and numerous seating areas guaranteed to make the best of the all day sunshine.

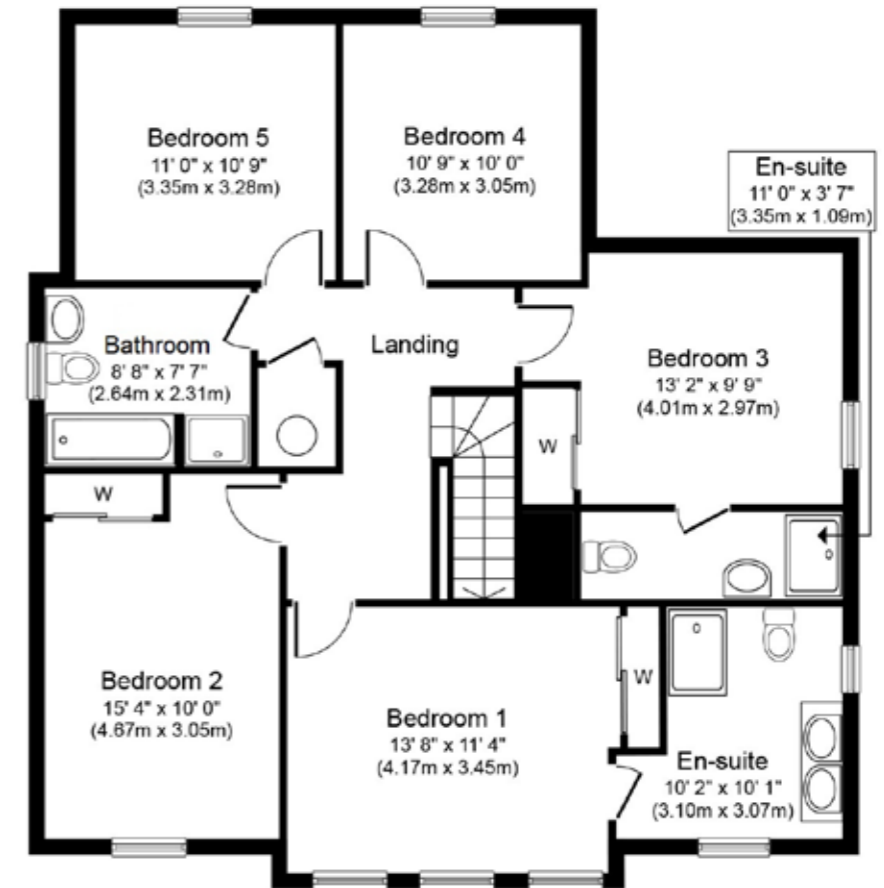




Garage
Approximate Floor Area
373 sq.ft.
(34.6 sq.m.)



Ground Floor
Approximate Floor Area.
1,050 sq.ft.
(97.5 sq.m.)



First Floor
Approximate Floor Area
1,048 sq.ft.
(97.4 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Loddon

IS THE PLACE TO CALL HOME



Lying on the River Chet, Loddon is a small market town with so much on its doorstep.

With lots of history here, the town is centered around a 15th century church, the Holy Trinity.

There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding.

Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain.

The town is well situated to reach areas in both Norfolk and Suffolk and the ancient city of Norwich is only a 30 minute drive from the town.

Having been home to writers, radicals and fiercely independent spirits for over a thousand years, today the city continues in its legacy as an enclave of culture and creativity. It's perfectly preserved

medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from Sowerbys



“...the quintessential front door, adorned with a neo-Georgian porch, reveals a world of calm and elegance ...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. Ref:- 8306-7345-6639-6897-8283

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///trooper.showed.simulator

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