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Norton Road,
Loddon, Norfolk

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ESTATE AGENTS

A beautifully presented semi detached cottage situated on this much sought after road in Loddon and being within easy reach of all the amenities Loddon has to offer. The cottage benefits from three bedrooms, two reception rooms, spacious kitchen/diner and a good size garden with countryside views.

Accommodation comprises briefly:

- Sitting Room
- Kitchen/Diner
- Ground Floor Bathroom
- Ground Floor Shower Room
- Second Reception Room
- Two First Floor Bedrooms
- First Floor Shower Room
- Third Bedroom/Attic Room
- Good Size Rear Garden
- Outbuilding
- Off Road Parking



Property

The front entrance door leads into a sitting room having a wood burning stove with a back boiler which serves some of the radiators and the hot water system, uPVC sealed unit double glazed window and latch door concealing the staircase to first floor. Leading on from the sitting room you will find a modern fitted kitchen/diner benefitting from underfloor heating, with a good range of worktops having cupboards over and under, fitted double oven, integrated dishwasher, recess with space and plumbing for dishwasher and space for American style fridge/freezer. A hall leading from the kitchen gives access to a bathroom benefitting from underfloor heating, with white suite comprising panel bath, low level W/C and washbasin. Further down the hall you will find a separate shower room with enclosed shower cubicle, low level W/C and handbasin. From the end of the hall a door leads into a second reception room with uPVC sealed unit double glazed door leading out to and with view over the rear garden and two Velux skylight windows. From the sitting room a staircase rises to the first floor landing where you will find two bedrooms with the master having fitted wardrobes and centre double bed recess with cupboards over. The family shower room comprises a shower area, low level W/C and washbasin. From the landing a paddle staircase leads to bedroom three/attic room with Velux window and fitted storage cupboard.







Outside

Outside to the front a driveway provides off road parking and leads to the front entrance. A side gate gives access into a fully enclosed garden with raised patio area, ornamental Koi pond and well stocked borders and beds. The lawned garden and path leads to a brick and tiled roofed outbuilding which is split into several rooms, all with power and lighting connected making a great workshop and garden storage areas. To the rear of the garden is a vegetable garden and lovely views over the countryside with Loddon church in the distance.

Location

Norton Road is one of the most sought after roads in Loddon and just a short walk from the heart of the village. Loddon provides all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, a cafe and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating. Mains electric, water and drainage.

Energy Rating: E

What3Words: ///unroll.mirror.sharpened

Local Authority:

South Norfolk Council

Tax Band: C

Postcode: NR14 6JN

Tenure

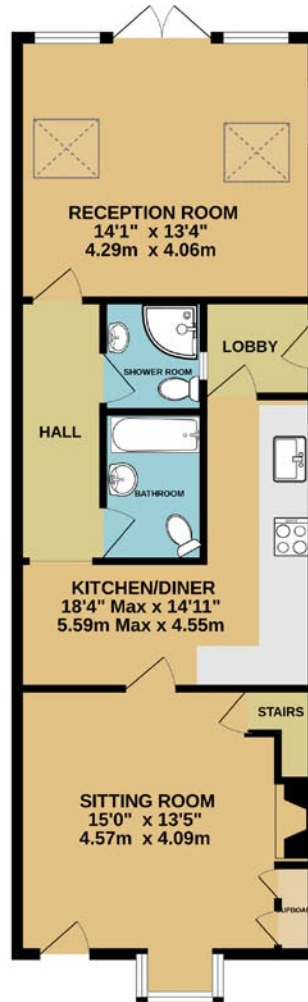
Vacant possession of the freehold will be given upon completion.

Agents' Note

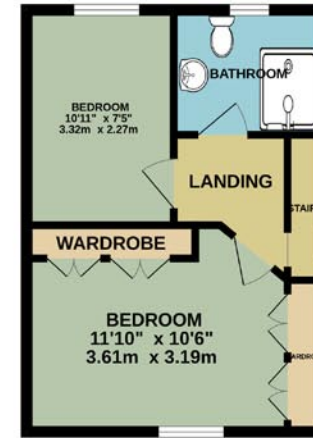
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £400,000

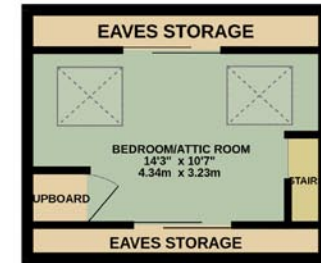
GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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