

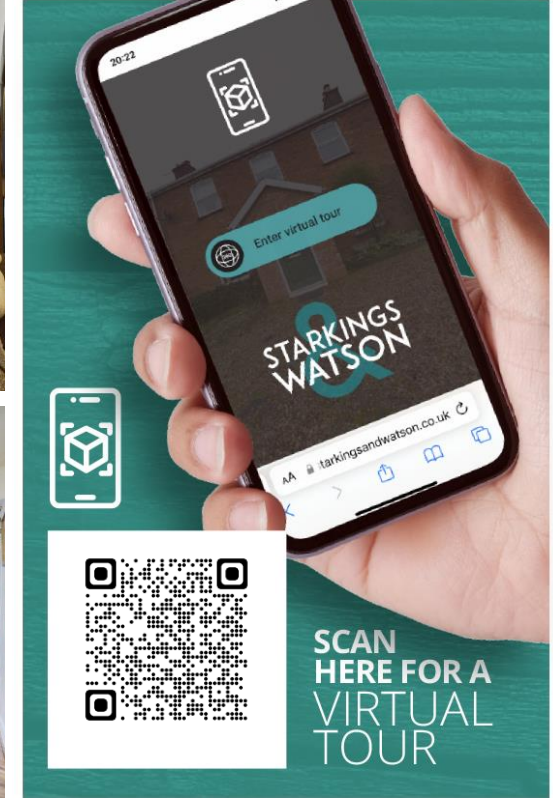
LEMAN CLOSE

Loddon, Norwich NR14 6LJ

Freehold | Energy Efficiency Rating : C

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- Semi-Detached Family Home
- Extended & Open Plan Layout
- Two Reception Rooms
- Kitchen with Pantry/Utility Storage
- Three Bedrooms
- Family Bathroom & En-Suite W.C
- Private South facing Gardens
- Garage & Driveway

IN SUMMARY

This semi-detached home offers OVER 1000 Sq. ft (stms) of accommodation, with a SOUTH FACING GARDEN extending to some 100ft (stms). CLOSE to the LODDON HIGH STREET and enjoying a SOUGHT AFTER and TUCKED AWAY cul-de-sac setting, this IDEAL FAMILY HOME offers a WEALTH of POTENTIAL. Having been EXTENDED, the accommodation now includes a porch and hall entrance, 13' SITTING ROOM, 16' KITCHEN/BREAKFAST ROOM, and open plan DINING/FAMILY ROOM which stretches across the rear of the property with a built-in PANTRY/UTILITY ROOM. The main family bathroom can also be found downstairs, with THREE GOOD SIZED BEDROOMS upstairs, and an en suite W.C to the main bedroom. The OUTSIDE space is phenomenal, with AMPLE PARKING, garage and EXTENSIVE GARDENS to the rear which are laid to grass.

SETTING THE SCENE

Situated on a cul-de-sac of similar properties, a turning circle can be found at the end of the cul-de-

sac with a useful cut through to the centre of Loddon. Partially enclosed with high level hedging to the front and side, a hard standing driveway offers parking, leading to the single garage and front door. An area of shingle can be found to your left, offering an easy to maintain garden or further parking.

THE GRAND TOUR

With a uPVC double glazed door to front, you head into a porch entrance, providing useful storage and tiled flooring for easy maintenance. An inner door leads into the entrance hall, with the stairs rising up straight ahead of you. The family bathroom is located to your right, with a three piece suite, tiled splash backs and a shower over the bath. Opposite is the sitting room, with space for a wall mounted electric fire and fitted carpet under foot, a door heads straight into the kitchen, where there is ample space for a breakfast table along with useful storage built-in where the wall mounted gas fired central heating boiler can be found. A window faces to side, with wood effect flooring under foot. A range of wall and base level units are built-in, with space for appliances and an electric cooker. The dining/family room is open plan, extending the living space, with a door to side, and French doors to the rear garden. A pantry/utility cupboard is built-in. Heading upstairs, the landing is carpeted, and leads to three bedrooms. All the bedrooms are great sizes, with two comfortable doubles, and the main bedroom including a range of storage and a useful en suite W.C.



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THE GREAT OUTDOORS

The rear garden extends to some 100ft (stms) and is laid to grass with mature hedging and timber panelled fencing enclosing the space. A useful timber shed offers storage, with an area of brick weave becoming the ideal patio seating space. Gated access leads to the side, with outside power installed, and access to the garage, with an up and over door to front with power and lighting.

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 6LJ

What3Words : ///reform.shoelaces.coupler

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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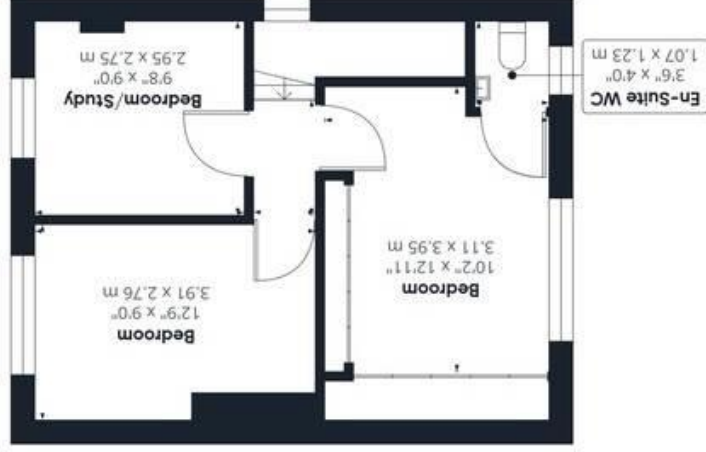
GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area™
 1011.67 ft²
 93.99 m²



Floor 1



Ground Floor

