

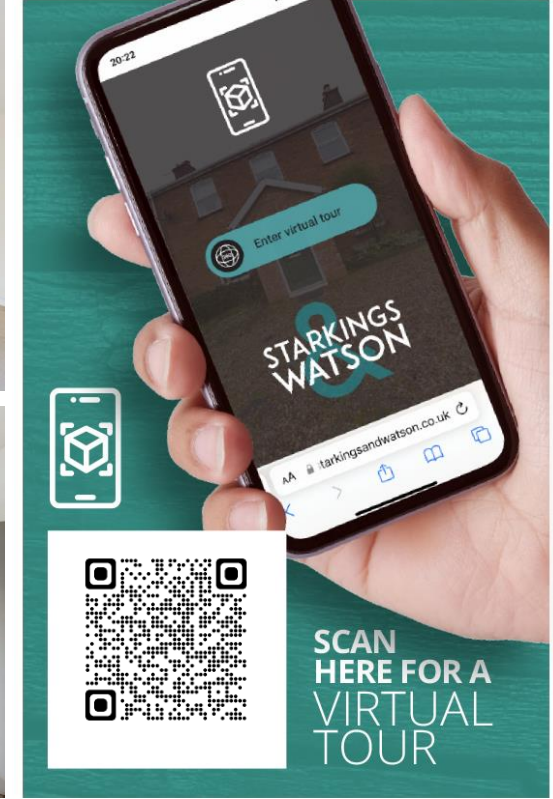
BROWNES GROVE

Loddon, Norwich NR14 6FA

%tenure% | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- 1700 Sq. ft (stms) Detached Family Home
- Open Plan Kitchen/Living Space
- Two Reception Rooms
- Hall Entrance with Storage & W.C
- Five Bedrooms
- En Suite & Family Bathroom
- Tandem Driveway & Garage
- Private Non-Overlooked Gardens

IN SUMMARY

With OVER 1700 Sq. ft (stms) of accommodation, this IMMACULATE FAMILY HOME offers a rare opportunity within the HIGHLY SOUGHT after TOWN of LODDON. With OFF ROAD PARKING and a GARAGE to front, the GARDENS at the REAR are NON-OVERLOOKED and fully landscaped. Internally the HALL ENTRANCE is an attractive meet and greet space with STORAGE and a W.C. Downstairs, the SITTING ROOM faces to front, with a STUDY opposite, and a 26' KITCHEN/DINING ROOM stretching across the rear, with SPACE FOR APPLIANCES and FRENCH DOORS onto the garden. The first floor offers THREE BEDROOMS and the family bathroom, with the main bedroom including a DRESSING ROOM with BUILT-IN WARDROBES and an EN SUITE SHOWER ROOM. The top floor offers TWO FURTHER SIZEABLE DOUBLE BEDROOMS, and a shower room. Finished in a NEUTRAL DECOR with gas fired CENTRAL HEATING and DOUBLE GLAZING, the property is presented in immaculate condition.

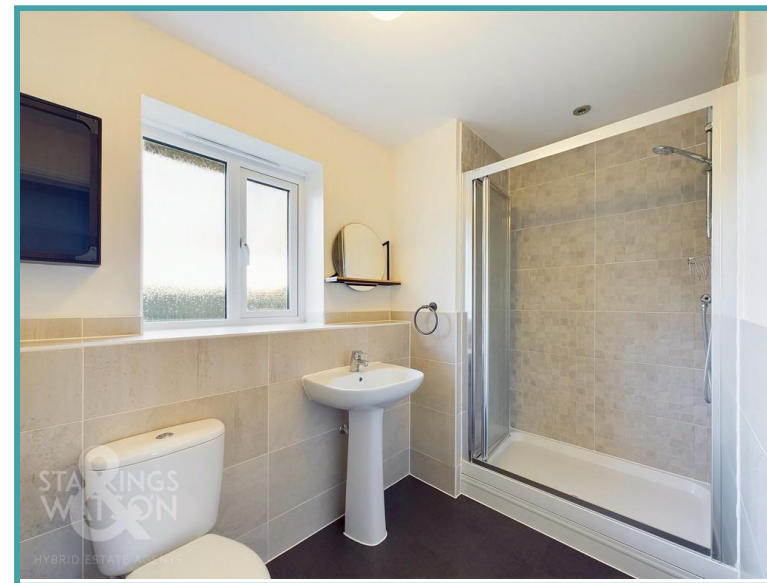
SETTING THE SCENE

Situated in a brick-weave crescent with a lawned

communal frontage with trees and low level hedging, With an attractive outlook, tandem parking can be found to the side of the property, leading to the gated rear garden. The garage offers an up and over door to front, with a side door, power and lighting.

THE GRAND TOUR

Once you step inside, the light and bright hall entrance is finished with wood effect flooring, and the stairs rising up with storage below, including a cupboard. To your left, the sitting room overlooks the communal green space, with fitted carpet under foot. Opposite, the study offers a similar aspect and fitted carpet. Leading off the hall entrance is the W.C, a spacious room ideal for coat storage, with a two piece suite and tiled splash backs. The kitchen/dining room stretches across the width of the property with a rear facing aspect. Wood effect flooring runs through the space, with ample room for a table and soft furnishings. French doors lead onto the rear, with the kitchen including a range of wall and base level units, and wood effect rolled edge work surfaces. The gas hob is inset and an electric double oven is built-in. Space for further appliances include a dishwasher, washing machine, and an American style fridge freezer. Heading upstairs, the landing offers a window to front, and further steps to the top floor. The main bedroom leads off, with an open plan dressing room with two built-in wardrobes. Finished with fitted carpet and a window to front, a door takes you to the en suite shower room, with a double shower enclosure and tiled splash backs. The two further bedrooms on this floor share the family



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bathroom, with half tiled walls and a three piece suite. The top floor offers two sizeable double bedrooms with sloping ceilings and velux windows. A shower room sits in the middle, with tiled splash backs.

THE GREAT OUTDOORS

The rear garden backs onto a small scale commercial development which ensure it remains private and non-overlooked. Laid to lawn, a small retaining wall encloses a patio area, with walled and fenced boundaries. An area of timber decking can also be found, with a low maintenance area of artificial grass creating a private storage space. Various planting runs across the rear boundary, with an outside tap and side access gate.

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 6FA

What3Words : ///crate.daffodils.indicate

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.

Reduced headroom
(below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
1703.62 ft²
158.27 m²
Reduced headroom
41.1 ft²
3.82 m²

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