



## Cedar Drive, Loddon, Norwich

£1,450 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Immaculate & Modernised Chalet
- ✓ Secluded Setting
- ✓ Backing onto Playing Field
- ✓ High Specification Mulberry Kitchen
- ✓ Open Plan Sitting & Dining Room
- ✓ Three Bedrooms
- ✓ Family Bathroom & Cloakroom
- ✓ Low Maintenance Private Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS  
&  
WATSON**



### IN SUMMARY

With some 1640 Sq. ft (stms) of IMMACULATE internal accommodation, this much loved FAMILY HOME of over 48 years has been WELL MAINTAINED, with a fresh décor, and a STUNNING HIGH SPECIFICATION MULBERRY KITCHEN. With an EXTENDED LAYOUT, the ground floor is perfect for those who LOVE to ENTERTAIN, whilst the setting is perfect, BACKING onto the SCHOOL PLAYING FIELD, for a SECLUDED SETTING. With a replacement bathroom, central heating boiler, partial loft conversion and an extended garage, the property really does have it all. The accommodation includes a HALL ENTRANCE with W.C, ground floor bedroom/study, 17' DUAL ASPECT SITTING ROOM, open plan dining room and 11' CONSERVATORY which offers the most attractive views of the garden. The KITCHEN is a show stopper, with GRANITE WORK SURFACES, a whole host of storage, TWIN CERAMIC BUTLER SINK and curved BREAKFAST BAR, leading onto the utility room. Upstairs TWO BEDROOMS and the family BATHROOM can be found.

### SETTING THE SCENE

From the road, a brickweave driveway offers ample parking, with a post and chain fence enclosing the shingled and planted frontage. A gated access leads to the rear garden, whilst access leads to the garage and main entrance door.

### THE GRAND TOUR

Heading inside the welcoming hall entrance is L-shaped, with stairs rising to the first floor, and doors leading to the kitchen and main reception spaces. Straight ahead and starting with the kitchen, a beautiful Mulberry kitchen has been installed, with contrasting wall and base level units, and stunning granite work surfaces which encompass a curved breakfast bar. Twin ceramic butler sinks create a feature, along with a large gas hob with extractor fan, and built-in eye level electric double oven with a warming drawer. A window offers garden views, whilst under cupboard lighting adds to the quality finish. The utility room is beyond, with a matching range of units and granite work surfaces, space for appliances, and a door into the rear garden. Back into the entrance hall, a sliding door conceals the two piece cloakroom with a modern finish, storage and tiled splash backs. Directly behind is the ground floor bedroom or study. The sitting room is carpeted, finished with dual aspect uPVC double glazed windows, and is open plan to the dining room beyond. Sliding patio doors open the space further to the glazed conservatory with French doors to the garden. Upstairs the landing offers eaves storage space, with two double bedrooms, both with matching eaves storage, and one with steps to a loft storage room with potential. The family bathroom has been re-fitted, and includes a separate shower cubicle, great storage and a heated towel rail.

## THE GREAT OUTDOORS

The rear garden backs onto the school playing field, with a vast shingled area, walled and hedged boundaries and abundance of planting. A feature pond sweeps alongside a brickweave pathway, with an attractive timber bridge running across. The garage offers an up and over door to front, 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 6LE

What3Words : ///tougher.pastels.outbursts

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property backs onto a school playing field.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.