

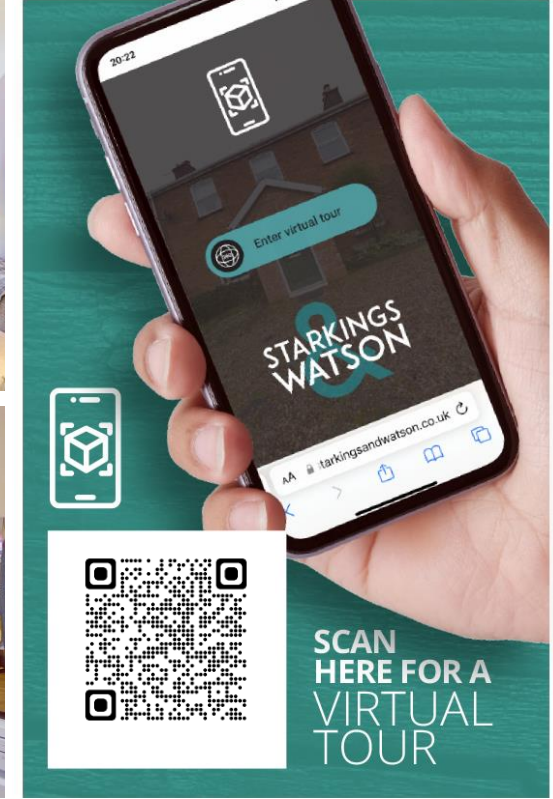
BROWNES GROVE

Loddon, Norwich NR14 6FA

Freehold | Energy Efficiency Rating : C

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

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- Detached Family Home
- Overlooking Green Space
- Larger than Average Gardens
- Double Garage for Parking & Utility
- Hall Entrance with Storage & W.C
- 17' Dual Aspect Sitting Room
- Kitchen/Dining Room
- Three Bedrooms

IN SUMMARY

This PROMINENT detached FAMILY HOME sits in a small crescent of similar properties, OVERLOOKING GREEN SPACE. This popular development is a SHORT WALK to the LODDON HIGH STREET, with schooling and shops all close by. The accommodation is SPACIOUS, light and BRIGHT, built with OPEN PLAN LIVING in mind. The GARDENS are LARGER than AVERAGE, stretching across the rear, and with an area which has been used for OUTSIDE ENTERTAINING and DINING. Parking is within the DOUBLE GARAGE, complete with ELECTRIC DOORS for easy access. The GARAGE BUILDING is larger than average, also allowing UTILITY SPACE and a side access door. The accommodation comprises a spacious hall entrance with W.C and STORAGE under the stairs, along with the 17' SITTING ROOM with FRENCH DOORS, and 17' KITCHEN/DINING ROOM. Upstairs, THREE BEDROOMS lead off the landing, two with BUILT-IN WARDROBES, an EN SUITE and family bathroom.

SETTING THE SCENE

Overlooking green space, the property sides onto the

road with mature planting and shrubbery to the front and side. Gated access leads into the garden, with the double garage adjacent for off road parking. A pathway leads to the entrance hall with exterior lighting installed.

THE GRAND TOUR

Once inside you can immediately appreciate the size and scale of the hall entrance, with fitted carpet underfoot, and doors leading to both the sitting room and kitchen/dining room. The stairs head up in front of you, with a useful storage cupboard, along with the W.C to your right, complete with a two piece suite and tiled splash backs. The sitting room is dual aspect with views to front and French doors to the rear garden. Finished with fitted carpet, this is a light and bright room, which is perfectly sized for family life. Heading across and into the kitchen, a range of built-in wall and base level units can be found, with inset cooking appliances comprising a gas hob and electric oven. Space is provided for a washing machine, dishwasher and fridge freezer. A large area of work surfaces creates an island and separates the dining space where the wood effect flooring continues, along with two further windows. Heading upstairs, the landing is carpeted and finished with a rear facing window, whilst doors lead off to the three bedrooms. The bedrooms are all double glazed, with the two larger including built-in wardrobes. The main bedroom leads off to an en suite, with a three piece suite including a separate shower and storage under the sink. The family bathroom is finished in a similar style, with a shower over the bath and tiled splash backs.



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THE GREAT OUTDOORS

The rear garden sweeps across the rear of the property, mainly laid to grass and enclosed with timber panelled fencing. A timber built summer house sits to one corner, with a patio leading out from the sitting room French doors. The pathway continues, passing an outside tap, and leading to a shingled outside bar area, which is ideal for entertaining and alfresco dining. The garden continues to the side, with a side gate to the front, and a door into the garage. Finished with two electric garage doors, you can find extensive storage, power and lighting, along with an ideal utility space.

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 : ///welcome.fiery.equality

VIRTUAL TOUR

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

AGENTS NOTE

The property is subject to a yearly estate charge in the region of £200.00 per annum.

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™
 918.82 ft²
 85.36 m²

