

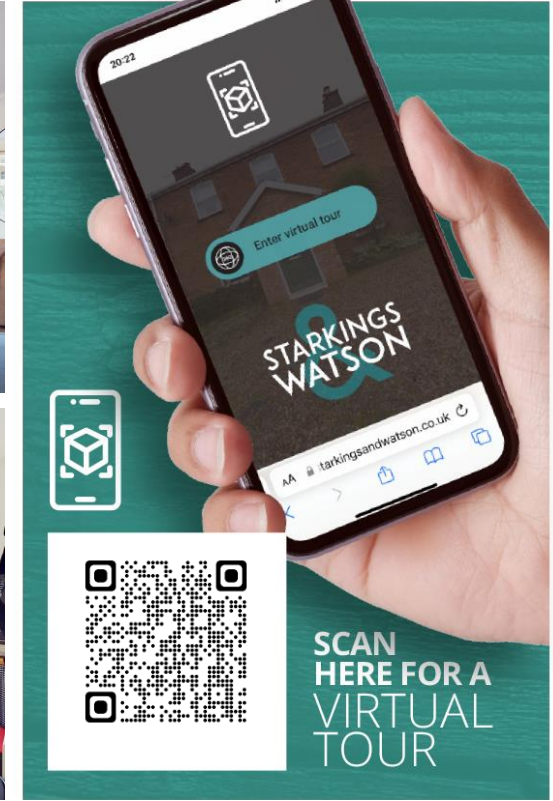
CANNELL ROAD

Loddon, Norwich NR14 6TP

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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STARKINGS
&
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- No Chain!
- Updated & Modernised Semi-Detached Home
- Walking Distance to Amenities
- Hall Entrance with Adjacent Kitchen
- Sitting/Dining Room
- Re-fitted Family Bathroom with Rainfall Shower
- Three Double Bedrooms
- Replacement Gas Fired Central Heating Boiler

IN SUMMARY

NO CHAIN. Having been UPDATED and MODERNISED, this semi-detached home occupies a POPULAR LOCATION with easy access to Loddon High Street. The property is an ideal FIRST BUY or FAMILY HOME, with off road PARKING to front, shingled frontage for further parking and an INTEGRAL GARAGE. The KITCHEN offers a BRIGHT ASPECT to the front, with potential to PERSONALISE the SPACE, making use of the great built-in storage. The SITTING ROOM stretches across the width of the property, with a DOOR to the garden. Upstairs, THREE BEDROOMS lead off the landing, with STORAGE BUILT-IN on the landing. The FAMILY BATHROOM has been RE-FITTED, including a NEW VANITY UNIT and RAINFALL SHOWER with AQUA BOARD splash backs. A new GAS FIRED CENTRAL HEATING BOILER has also been installed. Heading outside, the GARDEN is a blank canvas and LOW MAINTENANCE. The LARGE SHED offers an ENTERTAINING SPACE or STORAGE with POWER.

SETTING THE SCENE

A hard standing driveway sets the property back from the road, with an adjacent shingled garden – both are used for off road parking. The garage is integral and offers conversion options (stp), or further parking. The property sits back from the neighbouring properties, adding privacy, and also faces towards gardens for an open aspect.

THE GRAND TOUR

The entrance hall greets you with a newly fitted carpet and an inset barrier mat for ease of maintenance. The garage is to your left, where there is potential to convert and enter the space from the hall – subject to planning. Stairs lead to your left, whilst the kitchen is opposite, with an opening taking you into the bright and airy room. A range of wall and base level units run around the room, with integrated cooking appliances, and space for general white goods. Tiled splash backs are fitted, with wood effect flooring under foot. The sitting room sits to the rear of the house, with re-fitted carpet, and views over the garden. There is ample room for soft furnishings and a table, with a door taking you to the garden. Heading up the stairs, a clean and neutral décor has been created, with storage built-in on the landing. Doors lead off to the three carpeted bedrooms, along with the re-fitted family bathroom. With a new three piece suite, a contemporary range of units includes a shaped shower bath, storage, twin head thermostatically controlled rainfall shower and Aqua board splash backs for ease of maintenance.



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THE GREAT OUTDOORS

The rear garden is easy to look after and is ideal for those with a busy life who just want a space to enjoy in the summer months. For the keen gardener, a blank canvas awaits you, with a useful gated side access. A large timber shed is currently an outside entertaining room, but could be a home office or storage, with power installed. The garage can be accessed at the front, and offers an up and over door to front.

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 marketplace 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 6TP

What3Words : ///light.beaters.mermaids

VIRTUAL TOUR

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

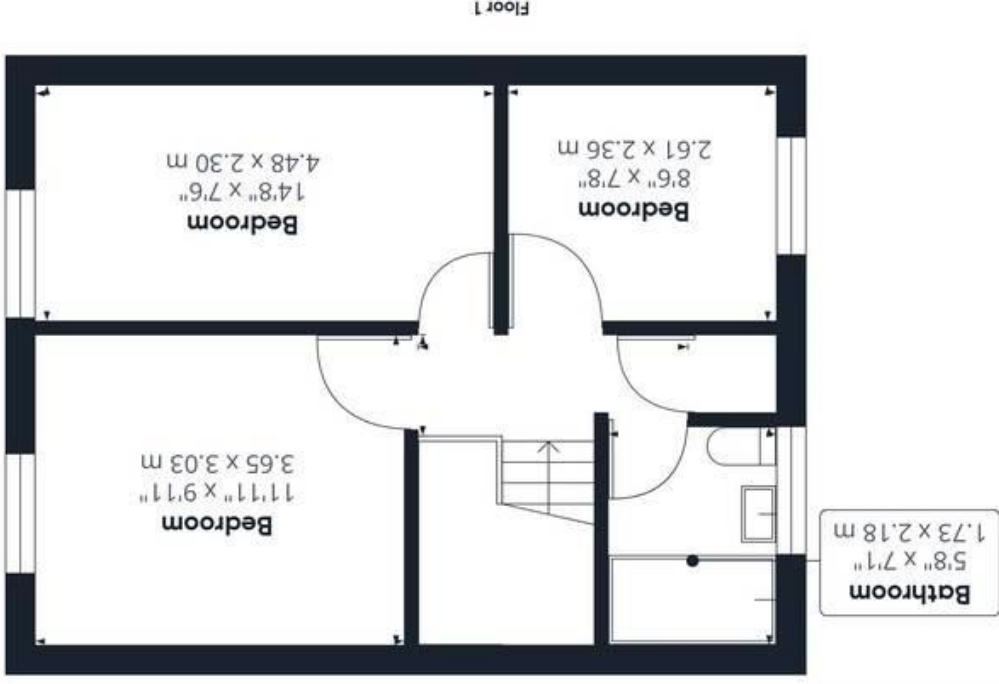
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Price:



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Approximate total area^m
881 ft²
81.85 m²

Reduced bedroom
2.95 ft²
0.27 m²

Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.