

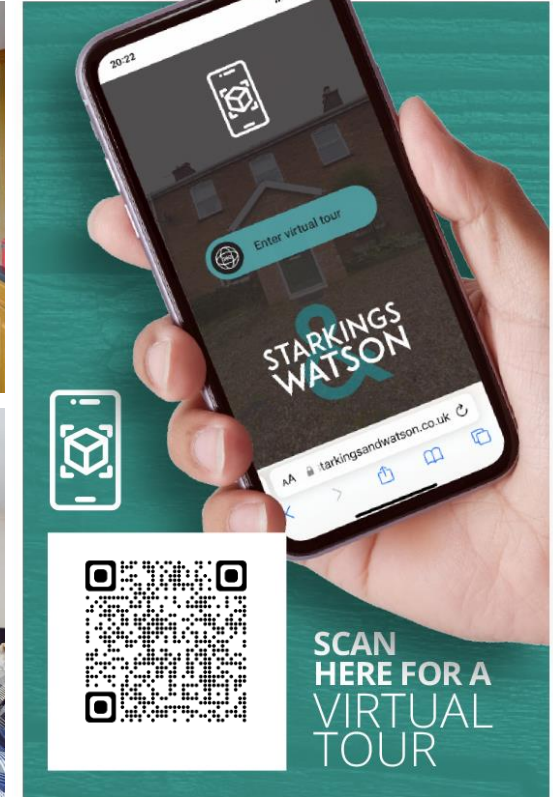
GARDEN COURT

Loddon, Norwich NR14 6LP

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 & WATSON

- Cottage Converted in the 1980's
- Character Exterior & Partly Thatched
- Non-Listed Building
- Accommodation Over Three Floors
- Kitchen/Dining Room
- Three Bedrooms
- Private Gardens
- Parking & Garage

IN SUMMARY

NO CHAIN. Brought back to life in 1985, this non-listed COTTAGE style property is situated within a short walk of LODDON HIGH STREET. Partly THATCHED and renewed in the late 1970s, with a new ridge completed in 2001, the property offers a WEALTH OF CHARACTER both inside and outside. Off road PARKING and a GARAGE can be found to the rear, the property is part of a small COMPLEX which creates a COMMUNITY FEEL. The hall entrance offers STAIRS to the first floor, with the ACCOMMODATION arranged over THREE FLOORS, with the sitting room and kitchen/dining room to the ground floor. The first floor offers TWO DOUBLE BEDROOMS and the family bathroom. The top floor offers a FURTHER BEDROOM or RECEPTION ROOM with exposed BRICK WORK and VAULTED CEILING.

SETTING THE SCENE

The property fronts Garden Court with a pedestrian access leading to the lawned front garden with attractive brick walling, and block paved pathway which leads to the main entrance door with covered porch. Vehicular access leads through the central arch of the building where parking and garaging can be found to the rear.

ENTRANCE HALL

Leading through the obscure glazed entrance door, with wood

flooring, radiator, space for coats and shoes, stairs to first floor landing, thermostat heating control, coved ceiling, doors to:

SITTING ROOM

12' 6" x 11' 2" Max (3.81m x 3.4m) Wood flooring, radiator, window to front, built-in under stairs storage cupboard, television and telephone points, smooth coved ceiling.

KITCHEN/DINING ROOM

12' 5" x 9' 3" (3.78m x 2.82m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and built-in electric oven with extractor fan, wood effect flooring, space for washing machine, integrated fridge freezer, radiator, cupboard housing wall mounted gas fired central heating boiler, window to rear, double glazed door to rear, space for dining table, smooth coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, door and stairs to second floor landing, coved ceiling, doors to:

DOUBLE BEDROOM

10' 8" x 7' 11" (3.25m x 2.41m) Fitted carpet, radiator, window to front, built-in double wardrobe x2, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs and flooring, radiator, obscure glazed window to side, coved ceiling.

DOUBLE BEDROOM

10' 9" x 9' 4" (3.28m x 2.84m) Fitted carpet, radiator, window to rear, built-in triple wardrobe, built-in airing cupboard with storage shelving, coved ceiling.



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STAIRS TO SECOND FLOOR LANDING

Fitted carpet, open plan to:

DOUBLE BEDROOM

17' 6" x 13' 11" Max (Some Restricted Height) (5.33m x 4.24m) Currently used as a further reception room with fitted carpet, radiator x2, velux window to front, built-in eaves storage access x2, built-in storage shelving with exposed brickwork, exposed timber beams, loft access.

THE GREAT OUTDOORS

Leaving from the kitchen door, a courtyard seating area can be found which opens up to the main lawned garden offering a bright and sunny aspect with a wealth of mature planting and shrubbery. The garden offers an open aspect to the front, side and rear of the of the gardens whilst leading down the garden a footpath extends to the parking and garage, where a further seating area could be created if required.

GARAGE

18' 7" x 9' 5" (5.66m x 2.87m) Up and over door to front, window and door to side, storage above, 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 6LP

What3Words : ///swing.shorthand.input

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
829.79 ft²
77.09 m²
Reduced headroom
35.42 ft²
3.29 m²

