

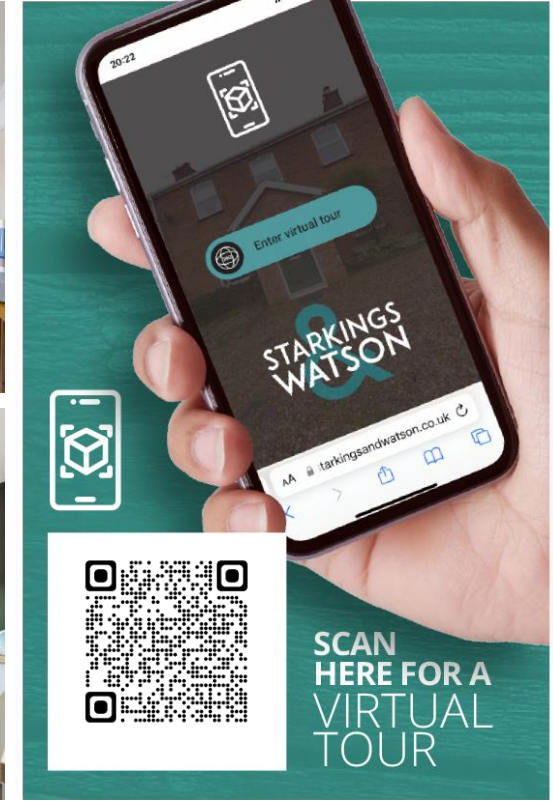
BECCLES ROAD

Loddon, Norfolk NR14 6JQ

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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- Extended Semi-Detached Cottage
- Reception Hall Entrance/Study
- Sitting Room with Wood Burner
- Open Plan Kitchen/Dining Room
- Utility Room with Separate W.C
- Three Spacious Double Bedrooms
- Modernised Family Bathroom
- Enclosed Sweeping Gardens & Off Road Parking

IN SUMMARY

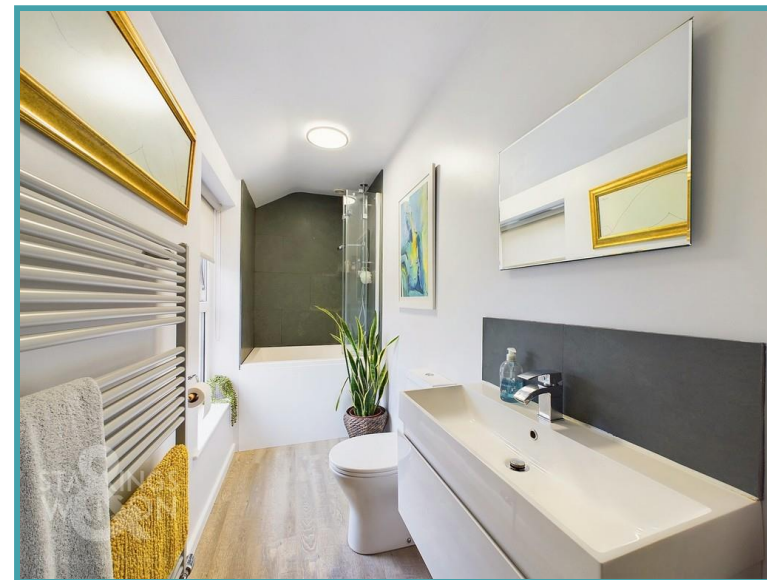
Extended to 1340 Sq. ft (stms) of accommodation, this CHARACTERFUL COTTAGE occupies a PROMINENT POSITION, with ENCLOSED SWEEPING GARDENS and ample OFF ROAD PARKING - all a short walk to the HIGH STREET of LODDON. With a WARM and COSY FEEL INSIDE, coupled with an amazing ENTERTAINING SPACE between the KITCHEN and REAR PATIO during the SUMMER MONTHS, this spacious home has something for everybody. The 13' STUDY/HALL offers a versatile space with ATTRACTIVE SHUTTERS to front, leading to the 15' SITTING ROOM with wood burner, 16' KITCHEN/DINING ROOM, with the utility room and W.C beyond. Upstairs, THREE BEDROOMS LEAD OFF the LANDING - all GENEROUS DOUBLES, along with the CONTEMPORARY BATHROOM. The GARDENS are a real feature, given the size of the patio and lawned area, all whilst retaining ample PARKING and a GARAGE BUILDING.

SETTING THE SCENE

Fronting Beccles Road which is a continuation of the High Street, the property is a short walk to the Town amenities, with a non-overlooked front aspect, and ample parking to the side. Mature hedging encloses the driveway space, with a useful timber built garage building.

THE GRAND TOUR

Heading inside, the study/hall offers a great sized meet and greet space, whilst doubling up as an ideal study or snug room. Tiled flooring runs under foot with electric under floor heating, whilst central heating is installed, with the boiler only being some three years old. Newly fitted timber shutters continue the characterful feel, whilst offering a contemporary edge with recessed spotlights above. Stairs lead up, with an opening to the kitchen, and a door to the sitting room. Centred on the cast iron wood burner, wood flooring runs under foot, with window shutters on the front window, and French doors to the garden. Heading through the house, the kitchen is an expansive room with a range of storage, and open views through the rear French doors onto the rear garden. Tiled flooring with electric under floor heating runs through, with ample room for a table and seating. The kitchen units are predominantly low level, with a built-in electric combi oven and warming drawer, with space for a 'Range' style cooker. The utility room leads off, creating an ideal laundry space with room for two appliances, along with room for a tall fridge freezer. A door leads to the garden, along with the W.C being tucked away



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Disclaimer: 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.

Price:



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with a wall mounted gas fired central heating boiler. Heading upstairs, the three double bedrooms lead off the landing, with the front facing bedroom including storage and a feature fireplace, with the rear bedroom being dual aspect, and the main bedroom also dual aspect. The family bathroom also leads off the landing, with a three piece suite comprising a wall mounted hand wash basin, and bath with a shower over.

THE GREAT OUTDOORS

Heading outside, the kitchen French doors open to the patio area, an ideal space for entertaining and alfresco dining. Enclosed with fencing, the garden sweeps down, mainly laid to lawn, with a range of trees and shrubbery. A timber shed can be found to the far end, and a gate leads to the driveway with the timber built garage.

OUT & ABOUT

Loddon is situated approximately 10 miles southeast 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.

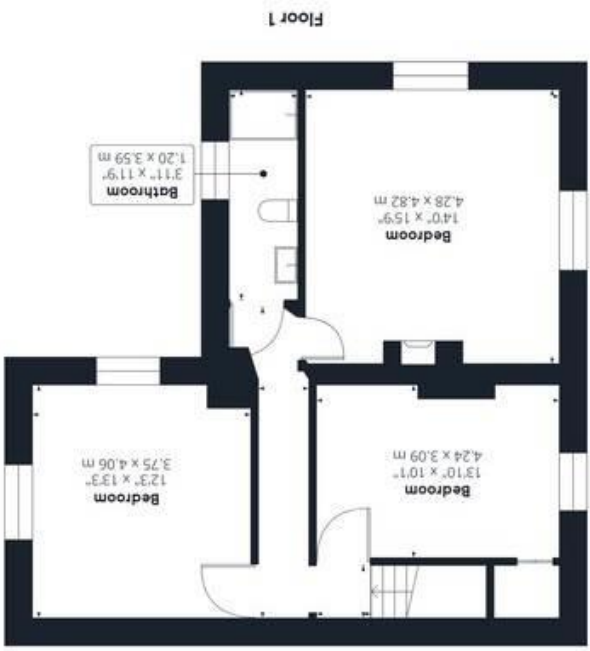
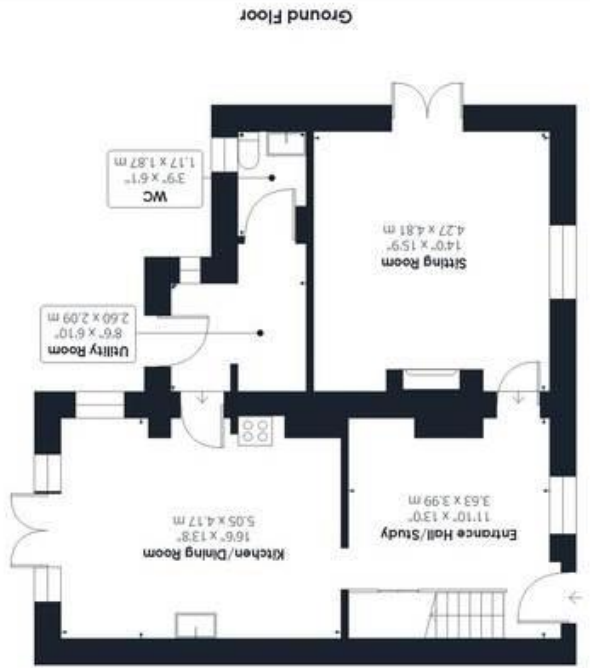
FIND US

Postcode : NR14 6JQ

What3Words : ///beard.paddocks.broken

VIRTUAL TOUR

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



Approximate total area™
1340.33 ft²
124.52 m²

Excluding balconies and terraces.

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.