

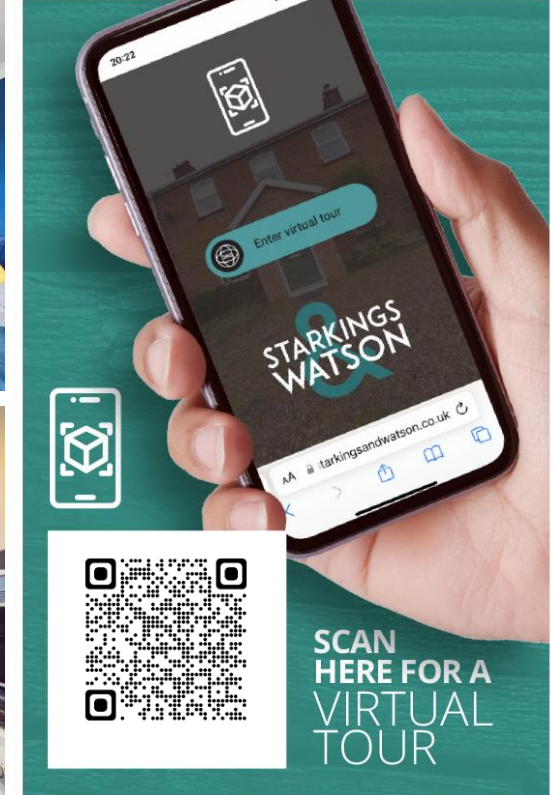
HOBART ROAD

Loddon, Norwich NR14 6LD

Leasehold | Energy Efficiency Rating : C

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- Top Floor Flat with Field Views
- Updated & Modernised Interior
- Walking Distance to Amenities & Schools
- Open Plan Sitting/Dining Room
- Kitchen with Appliance Space
- Two Bedrooms
- Re-fitted Family Bathroom
- Residents Parking & Communal Gardens

IN SUMMARY

This TOP FLOOR FLAT offers FAR REACHING VIEWS over the neighbouring playing field, whilst benefiting from MANAGEABLE SERVICE CHARGES and a WELL KEPT INTERIOR. An ideal FIRST BUY or INVESTMENT, the property is centred around a SPACIOUS SITTING/DINING ROOM with a BAY WINDOW to rear, and HALL ENTRANCE. Doors lead to the KITCHEN with room for appliances, and to an inner hall where TWO BEDROOMS can be found including the DUAL ASPECT MAIN BEDROOM, along with the RE-FITTED FAMILY BATHROOM. To the outside, PARKING can be found on road, whilst a LARGE COMMUNAL LAWNED GARDEN is to the rear. A short walk will find LOCAL SCHOOLS, the HIGH STREET for shopping and bus connections to NORWICH and LOWESTOFT.

SETTING THE SCENE

The communal entrance offers a secure entry telecom system, with on road parking in front of the building. Access leads to the rear where the communal gardens can be found. Heading up the stairs, a newly installed composite door takes you inside.

THE GRAND TOUR

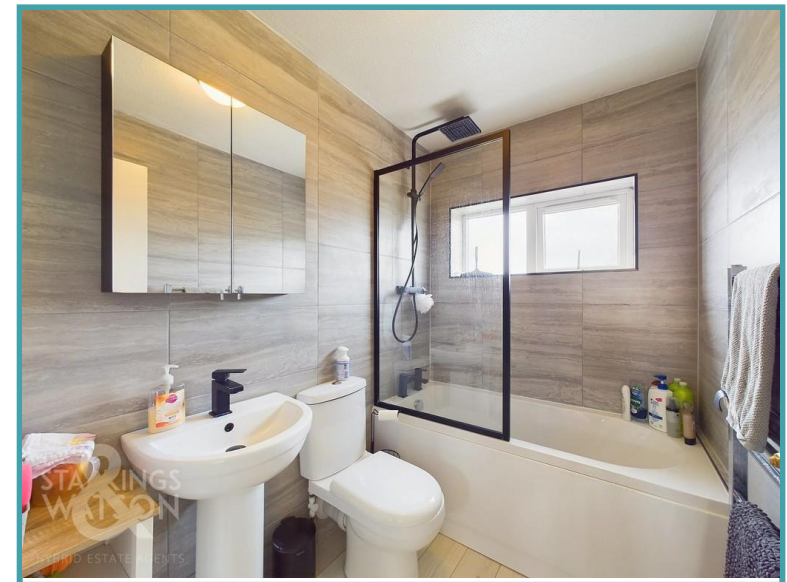
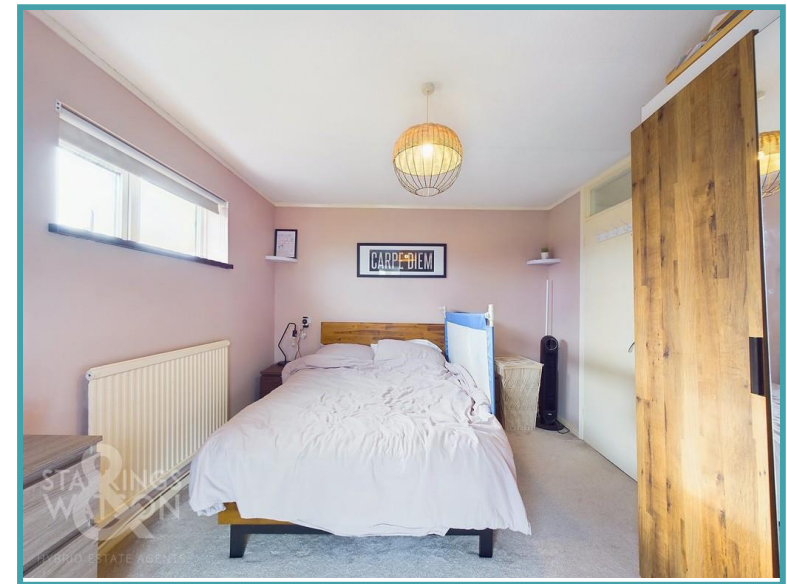
The entrance hall is finished with laminate flooring and offers a built-in cupboard and space for coats and shoes. A door takes you in to the sitting/dining room, an expansive room featuring a bay window which overlooks the neighbouring school playing field. Complete with fitted carpet, there is ample room for a dining table and soft furnishings. A door leads into the inner hall, whilst an opening takes you to the modern fitted kitchen. With eye catching work surfaces and splash backs, an inset electric ceramic hob and built-in electric oven are included, with space for a washing machine and fridge/freezer. Far reaching views face over the front of the development and Loddon beyond. The inner hall is carpeted, with two bedrooms leading off, both doubles in size, and the main bedroom boasting dual aspect views of the green and leafy surrounds. The family bathroom has been newly fitted, with a white three piece suite, thermostatically controlled twin head rainfall shower over the bath and fully tiled walls.

THE GREAT OUTDOORS

Lawned communal gardens can be found to the rear of the development.

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



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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 6LD

What3Words : ///jukebox.firming.zoomed

VIRTUAL TOUR

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

AGENTS NOTE

The property is offered on a leasehold basis with approximately 89 years remaining. An annual service charge in the region of £350 includes the ground rent and insurance. The property also benefits from a small lockable shed accessed on the ground floor of the building.

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.

(1) Excluding balconies and terraces

Approximate total area^m
601.35 ft²
55.87 m²

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