

# HIGH BUNGAY ROAD

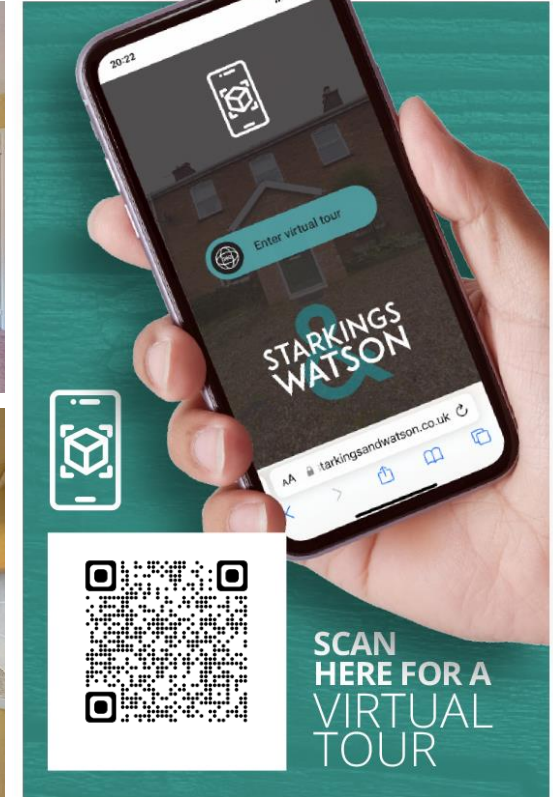
## Loddon, Norwich NR14 6JR

Freehold | Energy Efficiency Rating : E

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

# FOR SALE

# PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Requiring Updating & Modernisation
- Semi-Detached Cottage
- Off Road Parking & Integral Garage
- 0.15 Acre Plot (stms)
- Hall & Porch Entrance
- Two Reception Rooms
- Two Double Bedrooms

#### IN SUMMARY

NO CHAIN. Requiring UPDATING and MODERNISATION, this semi-detached cottage occupies a 0.15 ACRE PLOT (stms) on the fringes of LODDON. Whilst being within WALKING DISTANCE to LOCAL AMENITIES, the cottage enjoys OFF ROAD PARKING and an integral GARAGE. Internally there is close to 1090 Sq. ft (stms) of accommodation, with POTENTIAL to EXTEND (stp). The layout includes a PORCH and HALL ENTRANCE with storage, kitchen and TWO RECEPTION ROOMS to the ground floor. Upstairs, TWO DOUBLE BEDROOMS and the family bathroom lead off the landing. Whilst you are able to move-in, a program of updating is required, with the property offering OPPORTUNITY to ADD VALUE.

#### SETTING THE SCENE

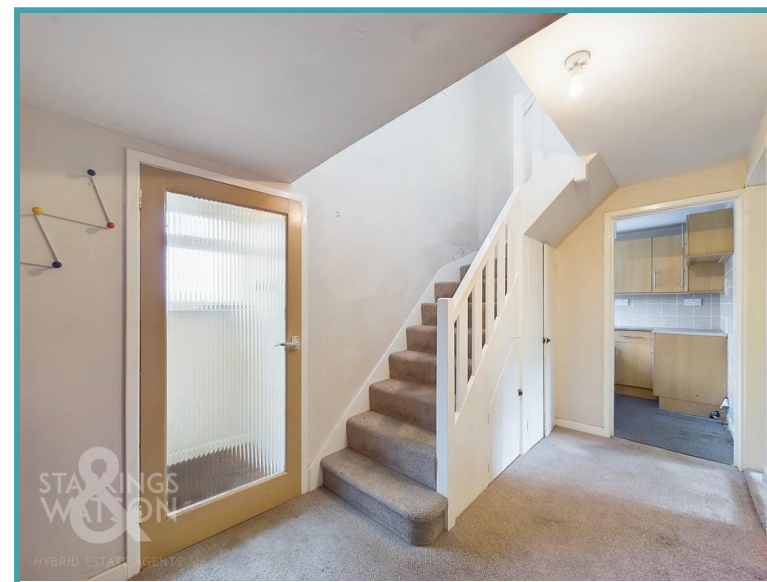
Tucked down an unmade road, access is provided to the front door, integral garage and gated gardens which offer parking. It is understood there is no parking on the road itself, with access rights only to the property.

#### THE GRAND TOUR

Stepping inside, a useful porch entrance offers storage, with a window to front. An internal door leads to the hall entrance, with stairs to the first floor and further storage below. Straight ahead, the kitchen can be found, with a range of wall and base level units, space for appliances and a cooker, with a window to front. Doors lead into the two rear facing reception rooms with interconnecting doors, both with built-in storage, one with a gas fire and the other an open fire. A door leading out takes you to a lean-to sun-room with full height windows to all sides, and a door onto the garden. The upstairs landing is carpeted, whilst a window faces to front offering views down High Bungay Road. Two bedrooms face to the rear, with the smaller including an airing cupboard with water tanks, and the larger a range of built-in cupboards. Lastly, the family bathroom includes a three piece suite with half tiled walls.

#### THE GREAT OUTDOORS

The rear gardens form an L-shape, with a large expanse of lawn to the side and rear, continuing behind some high level hedging to the far left corner. A full range of mature planting can be found within the garden, with low level hedging to front, timber shed and green house. The garage is integral, with a door to side, up and over door to front, power and lighting.



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## 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 6JR

What3Words : ///hazelnuts.lakes.edge

## VIRTUAL TOUR

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

## AGENTS NOTE

A flying freehold exists with the neighbouring property being partially above the ground floor.

**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™

1089.74 ft<sup>2</sup>

101.24 m<sup>2</sup>

HYBRID ESTATE AGENTS

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