

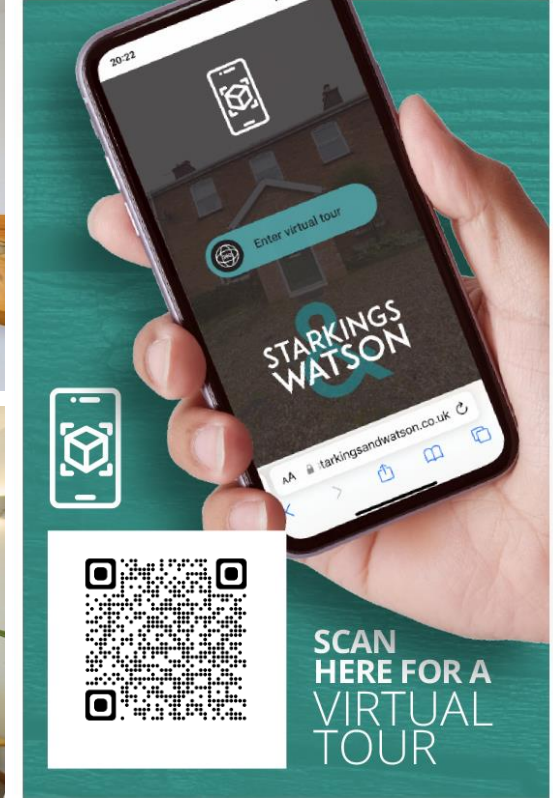
HOBART ROAD

Loddon, Norwich NR14 6LA

Freehold | Energy Efficiency Rating : C

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PROPERTY



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**STARKINGS
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- No Chain!
- Extended, Updated & Modernised
- Over 1200 Sq. ft (stms) of Accommodation
- 18' Sitting Room
- Open Plan Kitchen/Dining Space
- Three Bedrooms
- Two Shower Rooms
- Large Garden Home Office/Workshop

IN SUMMARY

NO CHAIN. This EXTENDED and MODERNISED end-terrace home is situated CLOSE to SCHOOLING and AMENITIES, whilst offering over 1200 Sq. ft (stms) of accommodation, along with a SIZEABLE HOME OFFICE/WORKSHOP in the garden. With a FLEXIBLE LAYOUT and the IDEAL SPACE for a GROWING FAMILY, the accommodation is completed with gas fired CENTRAL HEATING and uPVC double glazing. Internally you will find a HALL ENTRANCE with storage, 18' sitting room with FEATURE FIRE PLACE, original 17' KITCHEN which is open plan with a LARGE 20' KITCHEN/DINING ROOM extension to the rear, with a VAULTED CEILING and VELUX WINDOWS. A further utility room and SHOWER ROOM complete the ground floor. Upstairs, THREE BEDROOMS lead off the landing, two with BUILT-IN WARDROBES, along with a SPACIOUS LANDING ideal as a study space and modernised FAMILY SHOWER ROOM. To the rear, a LARGE GARDEN leads off, with TWO SUBSTANTIAL PATIO AREAS, landscaped lawn and the outbuilding.

SETTING THE SCENE

Set back from the road, a block paved driveway provides ample parking, with a well planted front border and flower bed. Two front doors take you to both the utility room and hall entrance.

THE GRAND TOUR

Starting with the main hall entrance, wood flooring runs under foot and through to the rear, ensuring easy maintenance for a busy family home. Stairs rise opposite and lead to the first floor, with storage under the stairs. The hall opens up to the original kitchen, where the majority of the ground floor is open plan and highly flexible. The original kitchen area continues with wood flooring, with a range of wall and base level units offering storage. A door takes you to the utility room, whilst openings leads to the sitting room and kitchen extension. The extension sits under a vaulted ceiling with velux windows, whilst offering further storage and an island area which creates an ideal breakfast bar. An LPG gas hob and built-in electric double oven are integrated, with space for a fridge freezer and dishwasher. Tiled flooring can be found to the kitchen area, with the dining section carpeted and a great size for a round of rectangular table. Flooded with natural lights, two windows also face to rear, along with French doors. The sitting room is carpeted, with a feature fire place with a timber beam and tiled surround, along with a large picture window to front. The utility extends the kitchen space, with tiled flooring, further storage, and space for laundry appliances. The front door is ideal for families or those with pets wanting an alternative entrance. The gas fired central heating boiler is wall



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mounted to one corner. Lastly, the ground floor shower room completes the layout, with tiled splash backs and three piece suite. Heading up, the large landing is an ideal study space, with a window to rear and doors leading to the bedroom accommodation. The smaller bedroom faces to rear, with the two larger doubles to front, both with built-in wardrobes. The family shower room has been half tiled, with matching tiled flooring, and a twin head thermostatically controlled rainfall shower.

THE GREAT OUTDOORS

Heading outside, the kitchen French doors open to a large patio area, with outside power installed. French doors run down both sides of the garden, with steps leading down to an area of lawn, with planted borders, and a further patio in front of the outbuilding. Constructed with timber, one side of the outbuilding is a workshop with a vaulted ceiling, whilst the other is a home office, with 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.

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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VIRTUAL TOUR

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

Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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
1386.16 ft²
128.78 m²