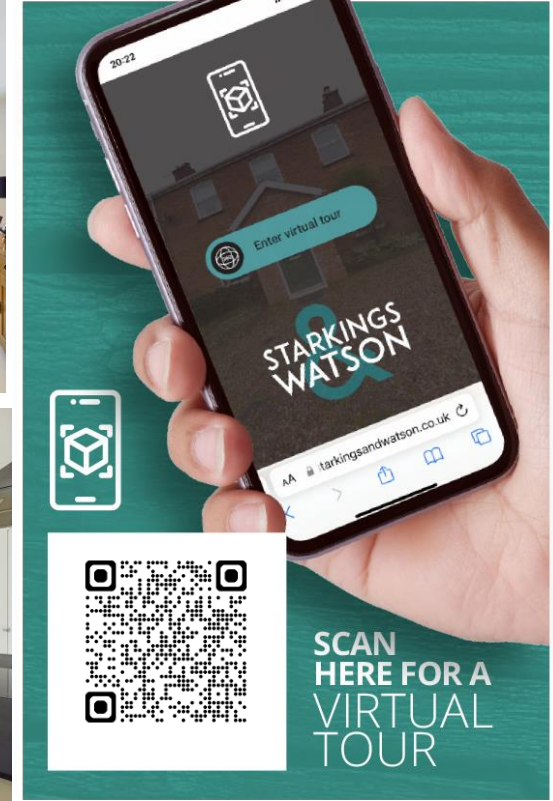


# TOWN FARM DRIVE Loddon, Norwich NR14 6FF

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Located on the Fringes of Loddon
- Close to A146 & High Street
- Double Garage & Driveway
- Three Reception Rooms
- Sitting Room with Wood Burner
- 17' Kitchen/Dining Room
- Five Bedrooms
- En Suite, Family Bathroom & Cloakroom

#### IN SUMMARY

Situated on the FRINGES of LODDON, this SUBSTANTIAL 2015 built detached EXECUTIVE HOME occupies a PROMINENT POSITION and just under 2000 Sq. ft (stms) of accommodation. Having been WELL LOOKED AFTER and finished to a HIGH STANDARD, this family home is truly DRESSED TO IMPRESS. With ample parking, a DOUBLE GARAGE leads to the LANDSCAPED GARDEN with CENTRAL LAWN and timber built summer house. Stepping inside, a WELCOMING entrance HALL faces the grand staircase, with a HIGH CEILING and GALLERIED LANDING. Doors lead to the study, 17' SITTING ROOM with FRENCH DOORS to rear and FEATURE WOODBURNER, family room, cloakroom, and 21' KITCHEN/DINING ROOM with space for a LARGE TABLE or ISLAND and the UTILITY ROOM beyond. The first floor offers FIVE BEDROOMS, including the MAIN BEDROOM with EN SUITE SHOWER ROOM and BUILT-IN WARDROBES, and further family BATHROOM with a BATH and SEPARATE SHOWER.

#### SETTING THE SCENE

Set back from the road, the property is approached via a private driveway leading to several properties including this detached family home, with a substantial shingle double driveway and double garage to front. Gated access leads to the rear garden with a low maintenance frontage and hard standing footpath leading to the main entrance door.

#### THE GRAND TOUR

Stepping inside, your eye is immediately drawn to the grand central staircase and galleried landing. Tiled flooring runs under foot for ease of maintenance, whilst a functional built-in double cupboard offers storage. The hall is tremendously spacious, and offers doors to all the main reception rooms. Starting with the study, this spacious room is extremely versatile in its uses, with fitted carpet and a uPVC double glazed window to front. The sitting room is adjacent, focused on the feature fireplace with its inset cast iron woodburner and solid wood beam above, whilst natural light floods through the rear bay where windows and French doors lead onto the garden. A door loops into the sitting room creating the perfect family friendly flow, whilst the cloakroom leads off the hall with a two piece suite, along with the family room, with double doors from the hall, creating a great entertaining space or dining room. The kitchen is a great size, centred on an extensive range of cupboards and a central island which also doubles as a breakfast bar with its wide solid wood work surface. Tiled flooring runs under foot once more, with ample room for a dining table and soft furnishings. The kitchen offers a range of easy to access drawers, whilst integrated cooking appliances include an induction hob, microwave combi oven and eye level electric double oven. The dishwasher and fridge freezer are also integrated. The utility room leads off with further cupboard storage, space for laundry appliances, a cupboard housing the gas fired central heating boiler and a door to the driveway for ease of access. The galleried landing is a light and bright space with a built-in airing cupboard and loft access hatch. The five bedrooms all lead off, with each one able to house a double bed. The main bedroom includes built-in wardrobes and an en suite shower room - finished with fully tiled walls and a double shower cubicle. The family bathroom is also fully tiled and large enough to house a corner bath and separate shower cubicle.



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### THE GREAT OUTDOORS

The rear gardens have been landscaped over the years to incorporate a sizeable patio which leads from both the kitchen and sitting rooms - bordered with timber sleepers. The timber sleepers form a retaining wall for the main lawned expanse and also flow into a range of raised beds with mature planting. At the end of the garden a shingled seating area can be found, with three silver birch trees and a range of bamboos. A timber summer house is nestled behind the garage, whilst a path also leads to the side access gate. The double garage offers twin doors to front, door to side, power and lighting.

### 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 6FF

What3Words : ///spike.snuggled.switched

### VIRTUAL TOUR

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

### AGENTS NOTE

An annual service charge of approximately £200 is chargeable for the upkeep of the communal gardens and driveway. Planning permission has been applied for to develop the space on the opposite side of Beccles road, on the land facing the property. It is understood similar properties will be built, and not the residential access road.

**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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Approximate total area<sup>m</sup>

1996.53 ft<sup>2</sup>

185.48 m<sup>2</sup>

Reduced headroom

2.18 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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.