

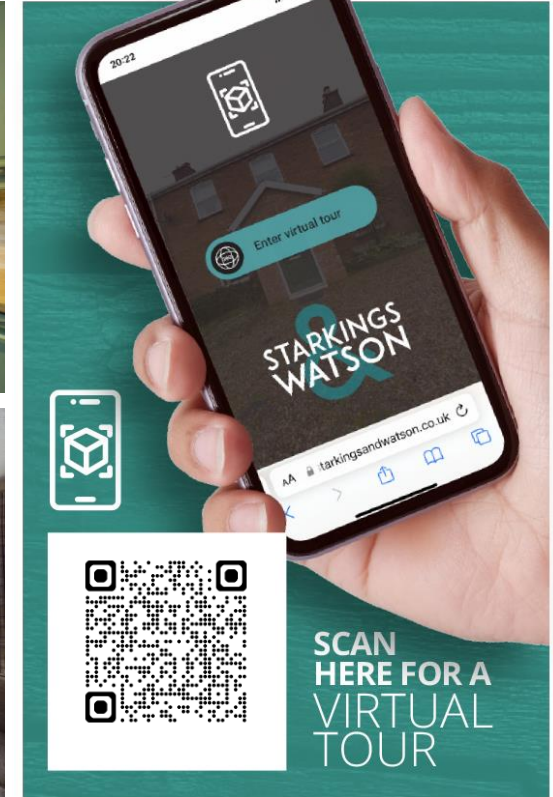
# GILBERT GROVE

## Loddon, Norwich NR14 6UA

Freehold | Energy Efficiency Rating : D

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

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# STARKINGS & WATSON

- Cul-De-Sac Setting with Off Road Parking
- Extended Semi-Detached Home
- Sitting Room with Conservatory
- Kitchen & Adjacent Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- 2022 Replacement Gas Boiler
- Private Gardens Backing onto Green Space

### IN SUMMARY

Tucked away on a CUL-DE-SAC SETTING, this EXTENDED semi-detached home is within WALKING DISTANCE to LOCAL SCHOOLS and AMENITIES, with AMPLE OFF ROAD PARKING to front. With just over 970 Sq. ft (stms) of accommodation, the ground floor includes a 17' SITTING ROOM, 13' DINING ROOM with useful PANTRY/STORAGE, W.C, KITCHEN and CONSERVATORY. Upstairs, THREE BEDROOMS lead off the landing, along with the FAMILY BATHROOM and shower. With uPVC DOUBLE GLAZING and a 2022 installed gas fired CENTRAL HEATING BOILER, the property is presented in move-in condition. Outside, the GARDEN BACKS onto GREEN SPACE, with a raised PATIO and central lawn.

### SETTING THE SCENE

Set back from the road with a hard standing and brick weave driveway, a raised bed and timber picket fencing leads down the left hand boundary. Gated access leads to the rear, and a door to front.

### THE GRAND TOUR

Stepping inside, wood effect flooring runs under foot through the hall entrance, with stairs rising to the first floor. To your right, the dining room leads off, with a part vaulted high level ceiling, wood effect flooring, and a useful pantry/storage cupboard. A useful W.C also leads off, with a two piece suite tucked away next to the stairs. The kitchen is open to the hall, with a range of wall and base level units, space for a gas cooker and general white goods including a fridge freezer, washing machine and dishwasher. Tiled splash backs run around the work surface, with a ceramic sink and drainer unit, and window to front. Sitting to the rear of the property is the sitting room, with a feature fire place and door into the conservatory - complete with French doors to the garden. Heading upstairs, the three bedrooms lead off the landing, all finished with fitted carpet. A storage cupboard and loft access hatch can also be found, along with the extended family bathroom, complete with tiled splash backs and flooring, heated towel rail and shower over the bath.

### THE GREAT OUTDOORS

Heading outside, the lawned garden is fully enclosed with timber panelled fencing and mature planted borders. A patio leads from the conservatory, with a gated access to the front. Backing onto green space, the garden enjoys an open rear aspect.



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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 6UA

What3Words : ///affirming.detergent.used

### VIRTUAL TOUR

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

**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 (1)  
 972.51 ft<sup>2</sup>  
 90.35 m<sup>2</sup>

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