

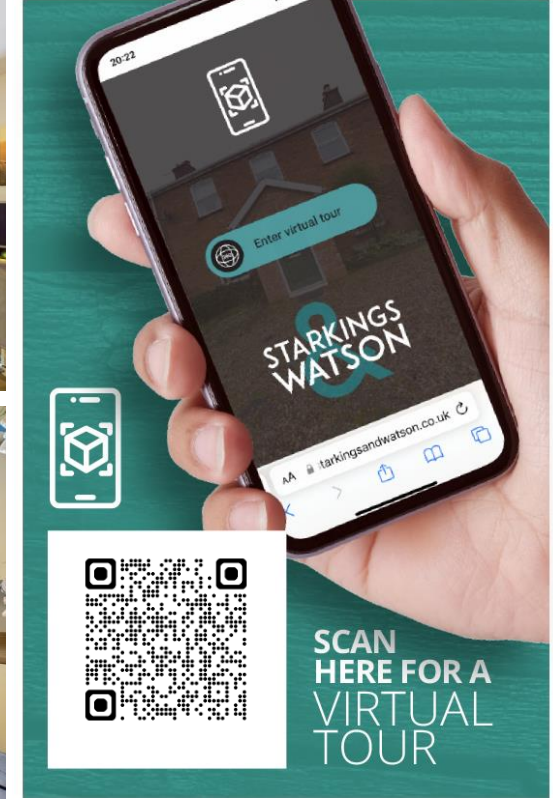
OAK AVENUE

Loddon, Norwich NR14 6FW

Freehold | Energy Efficiency Rating : B

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

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- Well Kept Semi-Detached Home
- Low Maintenance Gardens
- Double Off Road Parking
- Hall Entrance with W.C
- Fitted Kitchen with Cooking Appliances
- Sitting/Dining Room
- Two Double Bedrooms
- Family Bathroom with Shower

#### IN SUMMARY

Situated on this POPULAR DEVELOPMENT in LODDON, this well kept semi-detached home enjoys LANDSCAPED LOW MAINTENANCE GARDENS and DOUBLE side by side parking for TWO VEHICLES. The internal accommodation is accessed from a hall entrance, leading to the SITTING/DINING ROOM with a feature fire place and FRENCH DOORS to rear, W.C and FITTED KITCHEN which includes INTEGRATED COOKING APPLIANCES. Upstairs, the landing leads to TWO DOUBLE BEDROOMS and the family bathroom with a SHOWER over the bath.

#### SETTING THE SCENE

Sat back from the road, double parking can be found immediately in front on a block paved driveway, with gated access leading to the side of the property and a footpath leading to the main entrance door.

#### THE GRAND TOUR

Wood effect flooring runs through the hall entrance, with the stairs leading up and useful storage space below. Doors lead off, starting with the kitchen which

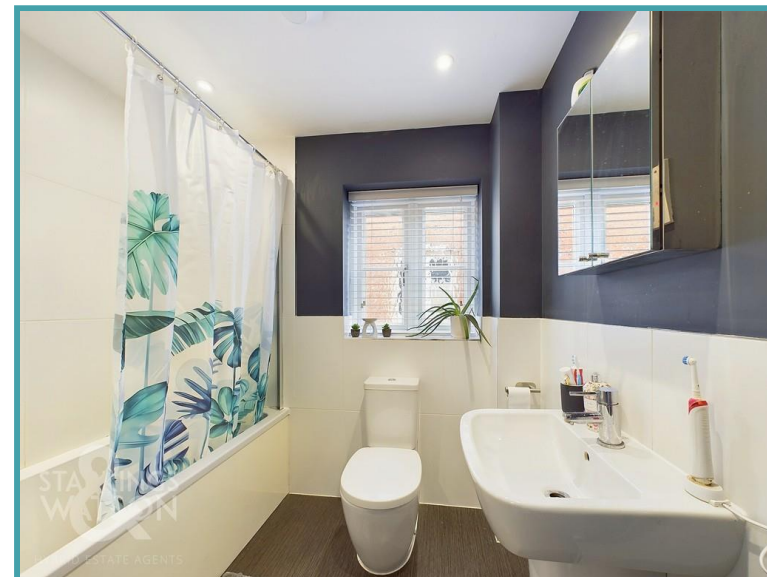
offers a fitted range of wall and base level units and an inset gas hob and built-in eye level electric oven, with an integrated fridge freezer, under cupboard lighting which highlights the matching up stands, with a window facing the front and recessed spotlights in the ceiling. The useful ground floor W.C offers tiled splash backs, a contemporary suite including a wall mounted hand wash basin and tiled flooring. Stretching across the rear property is the sitting/dining room with a feature fireplace, wood effect flooring, built-in storage, uPVC double glazed window and French doors to rear. Heading upstairs, the carpeted landing offers a useful built-in airing cupboard and loft access hatch, with doors leading to the main double bedroom which sits to the rear enjoying a tree lined rear aspect through two windows, whilst the front bedroom is also a double in size with two windows and a built-in storage cupboard. The family bathroom completes the property with a shower over the bath, tiled splashbacks, heated towel rail and vinyl flooring.

#### THE GREAT OUTDOORS

The rear garden has been created in a low maintenance design whilst being fully enclosed with timber panel fencing and gated side access. A large patio extends from the rear French doors with a shingle expanse, raised flowerbed to one corner and useful timber built storage shed.

#### OUT & ABOUT

Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local



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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 6FW

What3Words : ///dazzling.burglars.greet

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An annual service charge is applicable for the upkeep of communal green space on the development in the region of £300 PA.

**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

(2) Reduced headroom (below 1.5m/4.92ft)

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

726.46 ft<sup>2</sup>  
67.49 m<sup>2</sup>

**Reduced headroom**

14.32 ft<sup>2</sup>  
1.33 m<sup>2</sup>

**Ground Floor**

**Sitting Room**  
13'9" x 13'10"  
4.21 x 4.23 m

**Kitchen**  
9'9" x 7'1"  
2.98 x 2.18 m

**WC**  
3'4" x 6'9"  
1.04 x 2.06 m

