



THE STORY OF

# 14 Chestnut Drive

*Loddon, Norfolk*

SOWERBYS



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# 14 Chestnut Drive

Loddon, Norfolk  
NR14 6GF

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Georgian Style New Home

Fine Drawing Room with Wood-Burner

Stunning Kitchen/Breakfast Room

Dining Room/Study

Utility Room and Cloakroom

Five Bedrooms and Family Bathroom

Principal Bedroom with En-Suite

Double Garage and Parking

Good Sized Garden

Corner Plot

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This stunning home was built by Halsbury Homes in a Georgian style and to a high specification. The exclusive development is well laid out, providing a spacious feel. This particular home is well located on Chestnut Drive and on a superb corner plot.

Upon entering, the fine spacious hallway sets the scene with high ceilings and a great sense of space. The drawing room is a relaxing space with a central fireplace that houses a wood-burning stove, providing a lovely feature and warmth during the cooler months. A dining room is located at the front of the property, but offers the potential to be a study or equally a playroom to welcome a new family.

The kitchen to the rear is perfect for cooking and entertaining, with plenty of storage and workspace, as well as room for a table and sofa. The views and access to the rear garden complete the sociable flow from inside to outside. Additionally, there is a well-appointed utility room and cloakroom for further practicality.

The spacious first floor offers five well-appointed bedrooms. The principal bedroom benefits from a modern, well-fitted en-suite, and the four further bedrooms share a well-fitted modern family bathroom.

Outside, there is plenty of parking on the drive and access to the detached double garage. The rear garden is a blank canvas, providing the opportunity for you to create the garden of your dreams and make this the perfect home.





The Georgian style lends itself to lovely bright spaces, which is always so welcoming.







**First Floor**  
 Approximate Floor Area  
 971 sq. ft  
 (90.23 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 972 sq. ft  
 (90.28 sq. m)

**Garage**  
 Approximate Floor Area  
 350 sq. ft  
 (32.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Loddon

A VIBRANT COMMUNITY  
TO CALL HOME

Lying on the River Chet, Loddon is a small market town with so much on its doorstep. With lots of history here, the town is centred around a 15th century church, the Holy Trinity.

There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding.

Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain.

The town is well situated to reach areas in both Norfolk and Suffolk and the ancient city of Norwich is only a 30 minute drive as well as nearby towns Bungay and Beccles only a 15 minute drive, offering plenty of amenities and lovely country pubs, eateries and river walks.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



## Note from the Vendor



Area behind 14 Chestnut Drive, which will shortly be planted as a woodland walkway back to the town.

“The lovely country surroundings helps create our own little sanctuary.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 0811-3760-9422-2592-2171

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///dozens.sentences.unique

## AGENT'S NOTE

The area behind the property will be planted to create a woodland walkway to the town centre, with work due to begin in Spring 2025.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
more than a home  
for the homeless

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Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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