

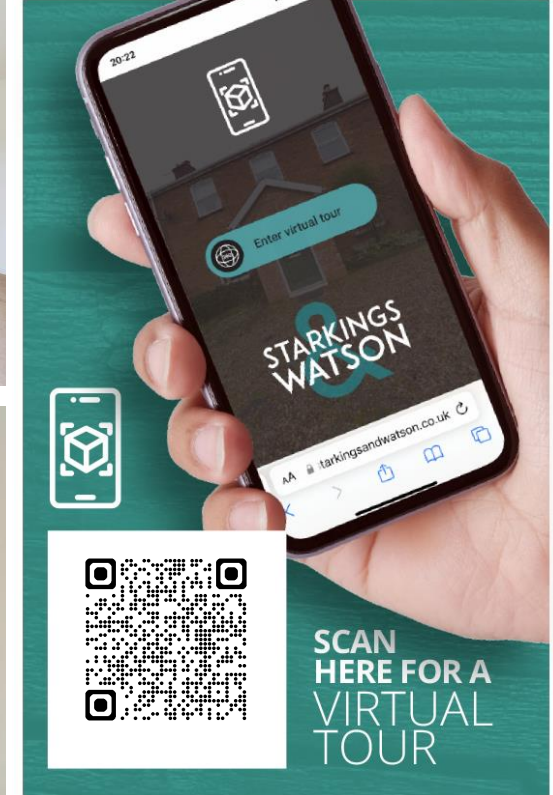
# HALFPENNY COURT

## Loddon, Norwich NR14 6DN

Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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- Mid-Terrace Home
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Electric Heating
- Two Double Bedrooms
- Family Bathroom with Shower
- Tandem Parking
- Enclosed Garden

### IN SUMMARY

CURRENTLY UNDER RENOVATIONS with NEW FLOORING BEING LAID, NEW ELECTRIC HEATERS being installed and FULL GARDEN/PARKING RENOVATIONS. This MID-TERRACE HOME enjoys TANDEM OFF ROAD PARKING and a generous ENCLOSED PRIVATE GARDEN. The PORCH ENTRANCE includes a useful brick built STORAGE SHED, with a door to the OPEN PLAN SITTING/DINING ROOM. Spiral stairs lead up, with a door to the OPEN PLAN KITCHEN/DINING ROOM - complete with garden access. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, with the FAMILY BATHROOM including a SHOWER over the bath.

### SETTING THE SCENE

Tucked at the end of a cul de sac, tandem parking can be found opposite the property with a pedestrian footpath leading to the main entrance door. The useful brick built shed housing the electric fuse box can be found to the front within the storm porch.

### THE GRAND TOUR

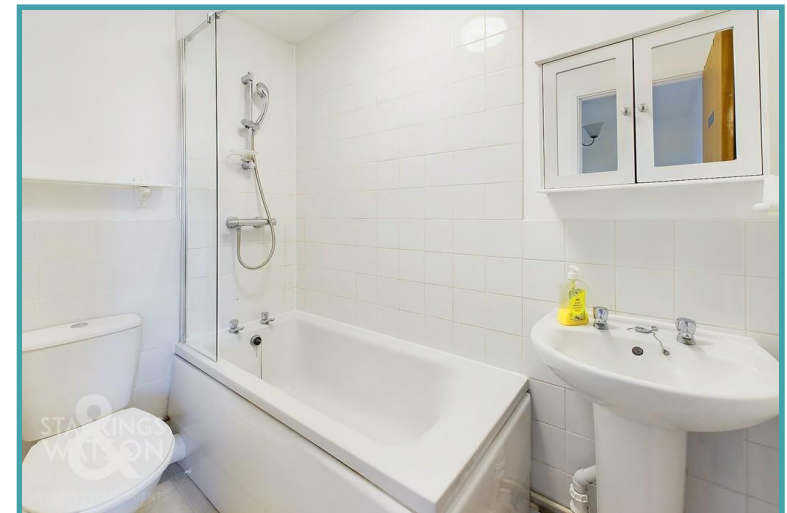
The sitting room offers fitted carpet underfoot, uPVC double glazing and spiral stairs leading to the first floor landing. The kitchen/breakfast room sits beyond with a range of wall and base level units including space for white goods. Tiled splash backs run around the work surfaces with tiled effect flooring underfoot. A uPVC double glazed window and door lead to the rear garden. Heading upstairs, the carpeted landing offers a loft access hatch, with doors to the two double bedrooms which are both complete with fitted carpet and uPVC double glazing. The family bathroom sits between the two bedrooms with a white three piece suite including a shower over the bath, tiled splash backs and vinyl flooring.

### THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst being laid to lawn and benefiting from a useful rear access to the parking area.

### 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.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### FIND US

Postcode : NR14 6DN

What3Words : ///width.types.sugar

#### 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. Calculations are based on RICS IPMS 3C standard.

Reduced headroom:  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

**Approximate total area<sup>1)</sup>**

540.79 ft<sup>2</sup>  
50.24 m<sup>2</sup>

**Reduced headroom**

361.99 ft<sup>2</sup>  
3.12 m<sup>2</sup>

