



Gunton Road, Loddon - NR14 6DP

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Gunton Road

Loddon, Norwich

NO CHAIN. This WELL-PRESENTED two-bedroom home enjoys a desirable CUL-DE-SAC POSITION close to OPEN GREEN SPACE. The property features a spacious 18' SITTING ROOM, enhanced by engineered OAK WOOD FLOORING, providing a welcoming and versatile living area. The 11' KITCHEN is well-equipped and conveniently positioned adjacent to an 11' GARDEN ROOM - complete with a warm roof, creating an ideal space for dining or relaxation with views over the garden. BOTH BEDROOMS are generous DOUBLES, offering comfortable accommodation for family or guests. The family bathroom is fitted with a SHOWER for added convenience. Additional benefits include gas fired central heating and double glazing throughout. With a DRIVEWAY providing OFF ROAD PARKING and a GARAGE, this property is perfectly suited to those seeking a practical and comfortable home in a peaceful setting. To the rear, the GARDEN has been designed with low maintenance in mind, featuring enclosed timber fencing for PRIVACY and security.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Cul-De-Sac Setting Close to Open Green Space
- 18' Sitting Room with Engineered Oak Wood Flooring
- 11' Kitchen & Adjacent 11' Garden Room with Warm Roof
- Two Double Bedrooms
- Family Bathroom with Shower
- Low Maintenance Garden with Timber Shed
- Driveway & Garage

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.



## SETTING THE SCENE

Occupying an end of cul-de-sac location, the property is approached via a lawned front garden, with the hard standing footpath taking you to the main entrance door. The adjacent driveway offers off road parking with access leading to the integral single garage.

## THE GRAND TOUR

Once inside the hall entrance offers the ideal meet and greet space, with ample space for coats and shoes. A door takes you to the adjacent sitting room with engineered oak wood flooring flowing underfoot, and a front facing window, while stairs rise to the first floor landing. A door leads off to the kitchen/breakfast room with an L-shaped arrangement of wall and base level units including integrated cooking appliances with an inset gas hob and built-in eye level electric oven and microwave combination. Under cupboard lighting and tiled splash-backs run around the work surface with space provided for a fridge freezer, washing machine and dishwasher, whilst a wall mounted gas fired central heating boiler sits to one side. Tiled flooring can be found underfoot with space for a dining table, where sliding patio doors take you to the adjacent garden room - offering a versatile reception space with a warm roof above, uPVC windows face to side and rear, along with French doors. Wood effect flooring flows underfoot, with ample space for soft furnishings and a dining table.

Heading upstairs, the carpeted landing includes a useful built-in airing cupboard and loft access hatch with pull down ladder. Doors take you to the two bedrooms - both of which are finished with fitted carpet and uPVC double glazing. Completing the property, the family bathroom includes a white three piece suite, with tiled splash-backs and wood effect flooring.

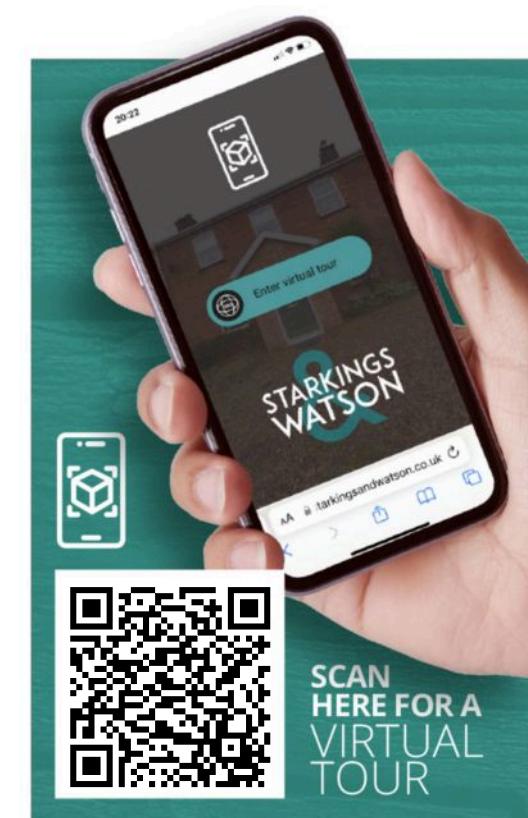
## FIND US

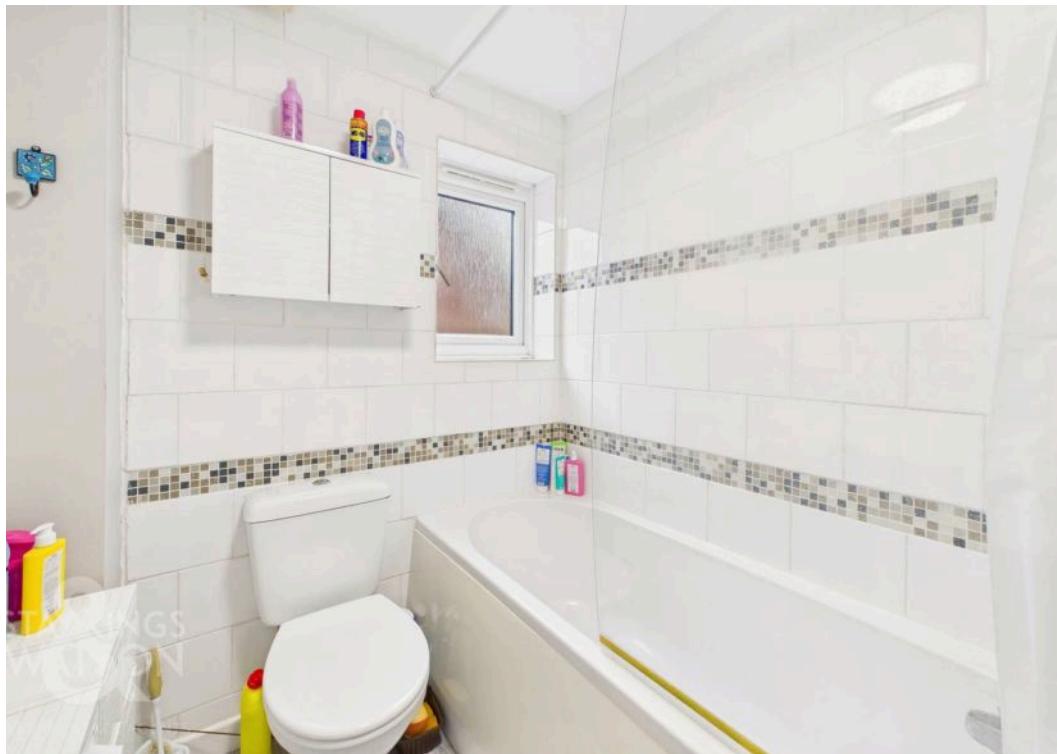
Postcode : NR14 6DP

What3Words : ///reclaimed.staple.price

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

To the outside, the rear garden offers a low maintenance style and design, with enclosed timber fenced boundaries and an area of patio seating and shingle. Adjacent, a timber shed offers storage with power and lighting installed along with a brick-weave pathway and storage area. To the side, a range of mature planting and shrubbery can be found along with a useful outside water supply, whilst the adjacent garage offers an up and over door to front, door to rear, storage above, power and lighting.



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

836 ft<sup>2</sup>

77.6 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • [loddon@starkingsandwatson.co.uk](mailto:loddon@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.