



Brownes Grove, Loddon - NR14 6FA

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Brownes Grove

Loddon, Norwich

This impressive DETACHED FAMILY HOME is ideally situated close to the heart of Loddon, offering approximately 1146 Sq. ft (stms) of well-proportioned accommodation. The property is entered via a welcoming HALL ENTRANCE which provides access to convenient STORAGE and a ground floor W.C. The spacious 19' DUAL ASPECT SITTING ROOM is bathed in natural light, creating an inviting space for relaxation and entertaining, with FRENCH DOORS leading to the garden. The generous 19' KITCHEN/DINING ROOM is fitted with a range of MODERN UNITS and benefits from a useful UTILITY SPACE, making it ideal for family life. Upstairs, there are FOUR WELL-SIZED BEDROOMS, including a principal bedroom with an EN SUITE SHOWER ROOM, while a contemporary FAMILY BATHROOM with a SHOWER serves the remaining bedrooms. The outside space is designed for both PRIVACY and ENJOYMENT. The rear garden is fully enclosed by timber panel fencing, providing a secure and safe environment for children and pets.

The garden is mainly laid to lawn, with well-established planted borders to two sides that add colour and interest throughout the seasons, along with a full-width PATIO AREA, leading to the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home Close to Loddon Centre
- Approx. 1146 Sq. st (stms) of Accommodation
- Hall Entrance with Ground Floor W.C
- 19' Dual Aspect Sitting Room
- 19' Kitchen/Dining Room with Utility Space
- Four Bedrooms
- En Suite & Family Bathroom
- Private Non-Overlooked Garden, Garage & Driveway

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 walks can be enjoyed.



SETTING THE SCENE

A tandem block paved driveway sits to the side of the property offering off road parking for several vehicles, with access leading to the gated rear garden and detached garage. A hard standing footpath is bordered by mature hedging, creating an attractive frontage to the property.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with wood effect flooring underfoot, stairs rising to the first floor landing and a useful built-in storage cupboard. A door leads off to the main sitting room, enjoying dual aspect views to front and rear, with French doors leading out to the patio seating area. Fitted carpet flows underfoot, with a useful ground floor W.C sitting opposite with attractive decor, tiled splash-backs and a white two piece suite. The kitchen/dining room enjoys dual aspect views to front and rear, with ample space for soft furnishings and a dining table, with tiled flooring flowing throughout the space. An extensive range of built-in kitchen units can be found with wood effect work surfaces and integrated cooking appliances including an inset electric ceramic hob with stain steel splash-back and extractor fan, built-in eye level electric double oven and microwave combination. Integrated appliances include a fridge freezer and dishwasher, with LED plinth level lighting running throughout the space. The utility room is open plan, with open shelving and further work surface space, with a cupboard housing an integrated washing machine and space provided for a tumble dryer. A door leads to the rear garden with tiled flooring underfoot and a cupboard housing the wall mounted gas fired central heating boiler.

Heading upstairs the carpeted landing includes a useful built-in storage cupboard with doors leading to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom sits to the rear enjoying garden views, with space for freestanding or built-in wardrobes, whilst a door leads to a private en-suite shower room finished with a white three piece suite, tiled splash-backs, walk-in double shower cubicle with thermostatically controlled shower, heated towel rail and tiled flooring. The family bathroom completes the property with a white three piece suite including a shaped panelled bath with a mixer shower tap and glazed shower screen with contrasting tiled splash-backs and tiled flooring.

FIND US

Postcode : NR14 6FA

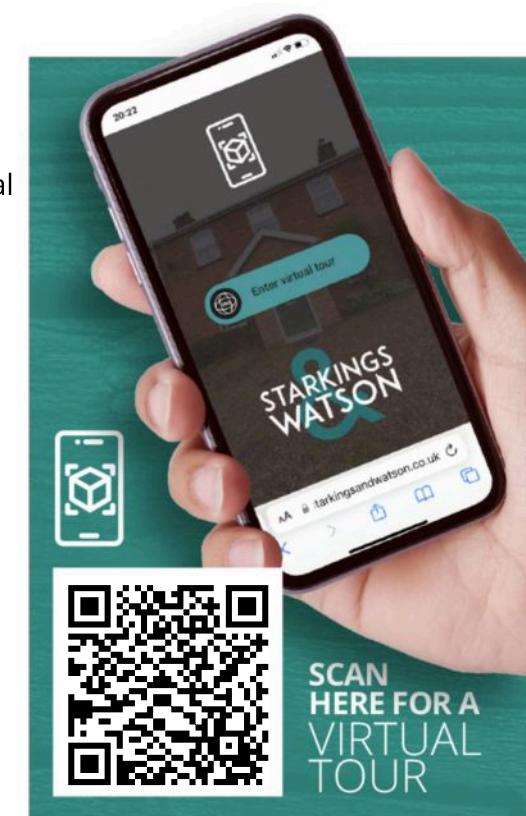
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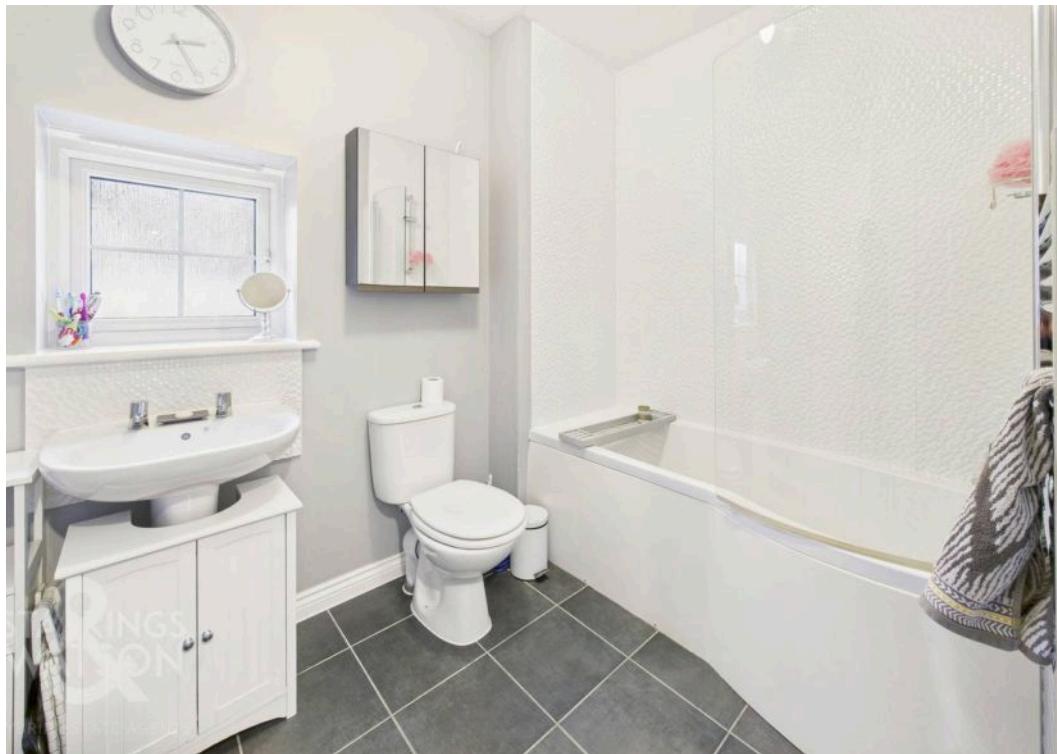
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £200 PA is due for the upkeep of communal green space. Commercial premises can be found to the rear of the property.

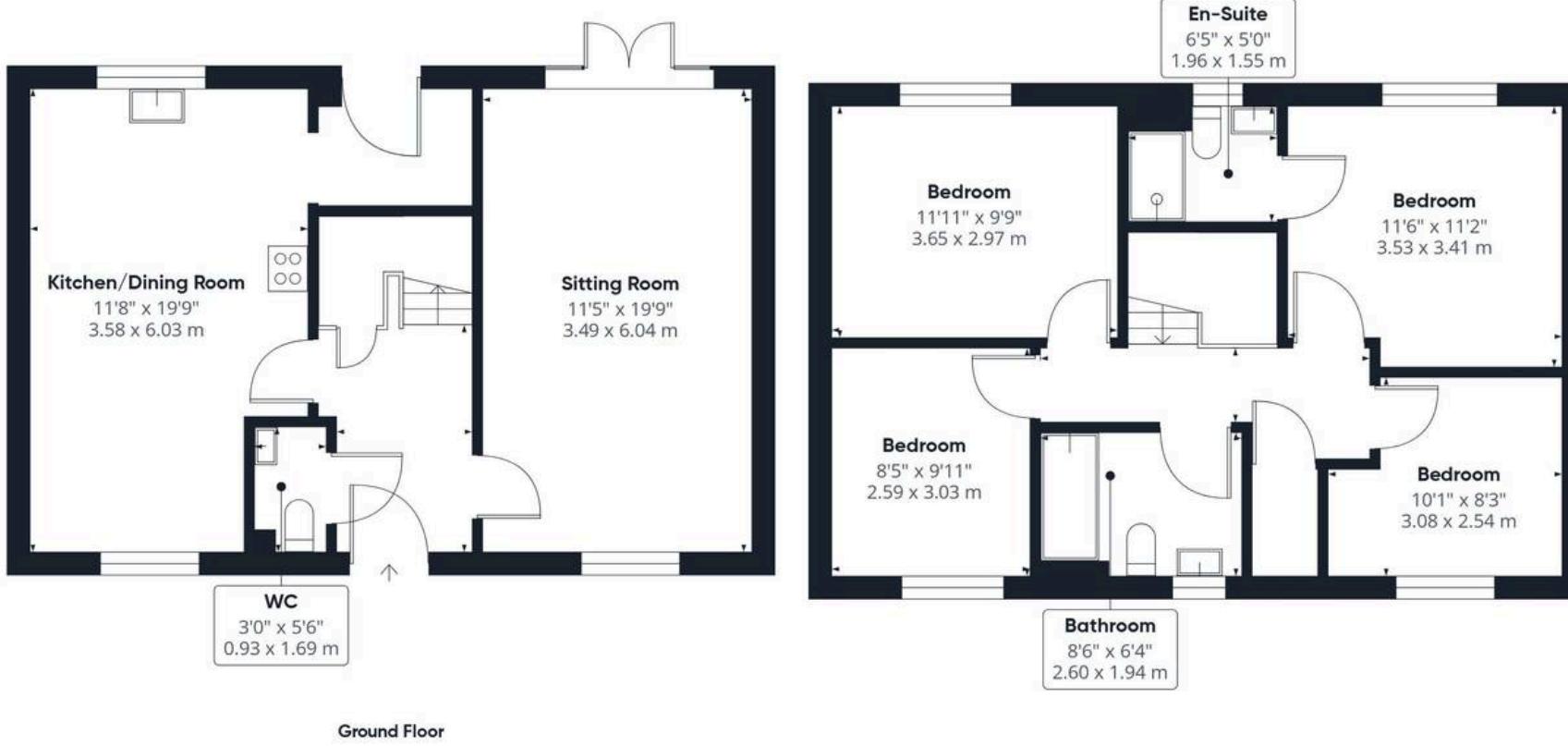






THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing whilst being laid to lawn, and including a non-overlooked private rear aspect. Patio seating flows across the full width of the property, with a range of planted borders to two sides, gated access to the driveway and a door to the adjacent garage. The garage offers an up and over door to front, door to side, storage above, power and lighting.



Approximate total area⁽¹⁾

1146 ft²
106.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





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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.