



Reeds Way, Loddon - NR14 6FE

STARKINGS
&
WATSON
HYBRID ESTATE AGENTS



Reeds Way

Loddon, Norwich

This SIZEABLE THREE STOREY detached FAMILY HOME offers spacious and versatile accommodation extending to approximately 1671 Sq. ft (stms), ideally situated OVERLOOKING OPEN GREEN SPACE. The ground floor welcomes you with a generous 15' SITTING ROOM, perfect for relaxing or entertaining, alongside a SEPARATE STUDY or SNUG, providing a quiet retreat for work or leisure. At the heart of the home, a stunning 24' KITCHEN/DINING ROOM features FRENCH DOORS opening to the rear garden, creating a seamless connection between indoor and outdoor living. An array of INTEGRATED APPLIANCES are included within the KITCHEN, alongside ample space for a DINING TABLE. The property boasts FIVE WELL-PROPORTIONED BEDROOMS arranged over two upper floors, including a PRINCIPAL SUITE with EN SUITE facilities. Each floor includes either the FAMILY BATHROOM or SHOWER ROOM - ensuring comfort and flexibility for modern family life, with a W.C on the ground floor. High-quality finishes and thoughtful design are evident throughout, enhancing the overall sense of space and light, alongside upgrades including WOOD PANELLING and radiator heating - further boosted by UNDERFLOOR HEATING to some of the ground floor. The landscaped REAR GARDEN offers an inviting environment for both relaxation and entertaining, including a large, full-width PATIO - providing ample space for alfresco dining. A STORAGE area sits to the rear of the garden, along with a GARAGE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

- Three Storey Detached Family Home
- Overlooking Open Green Space
- Approx. 1671 Sq. ft (stms) of Accommodation
- 15' Sitting Room & Separate Study/Snug
- 24' Kitchen/Dining Space with French Doors to Rear
- Five Bedrooms Over Two Floors
- En Suite, W.C, Bathroom & Shower Room
- Landscaped Gardens, Two Driveways & 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

Tucked away on a private road overlooking open green space, a tandem resin driveway sits to the side of the property with access leading to the garage and gated rear garden. A further parking area can be found to the other side of the property, whilst low level hedging encloses the front pathway which takes you to the main entrance door.



THE GRAND TOUR

Once inside, the hall entrance offers tiled flooring with electric underfloor heating, with stairs rising to the first floor landing with useful storage recess below and built in storage cupboard. The main sitting room sits opposite with views over the green space to front, whilst a feature fireplace creates a focal point to the room and fitted carpet flows underfoot. A study or snug sits opposite with continued tiled flooring, electric underfloor heating, front facing window and attractive wood panelling. The ground floor W.C is finished with a white two piece suite and tiled splash-backs with tiled flooring and electric underfloor heating. Stretching across the rear of the property, the open plan kitchen/dining room provides a versatile family friendly space with ample space for a dining table and soft furnishings. Tiled flooring with electric underfloor heating flows throughout, with French doors leading to the garden, whilst the kitchen offers a U-shape arrangement of wall and base level units, with quartz work surfaces and a range of integrated appliances. An inset electric ceramic hob and an extractor fan can be found to one side, with a built-in eye level electric double oven. Further appliances include an integrated dishwasher and fridge/freezer, with space provided for a washing machine.

Heading upstairs, the carpeted landing offers attractive wood panelling and a front facing window, with doors leading to three bedrooms. The main bedroom sits to one side with views over the open green space, attractive wood panelling, fitted carpet and a walk-in dressing room with twin built-in wardrobes with sliding mirrored doors. A private ensuite leads off with a white three piece suite including a walk-in double shower cubicle, with tiled splash-backs and tiled flooring underfoot. The further two bedrooms are both finished with fitted carpet and uPVC double glazing being served by the main family bathroom which sits adjacent. Finished with a white three piece suite, the bathroom includes a mixer shower tap and glazed shower screen over the bath, with tiled splash-backs and flooring.

The top floor offers a further carpeted landing with doors leading to two further double bedrooms - both finished with fitted carpet, uPVC double glazing and velux windows to rear. A shower room sits between the two - finished with a white three piece suite and contrasting tiled splash-backs, walk-in shower cubicle with thermostatically controlled shower, tiled walls and tiled flooring.

FIND US

Postcode : NR14 6FE

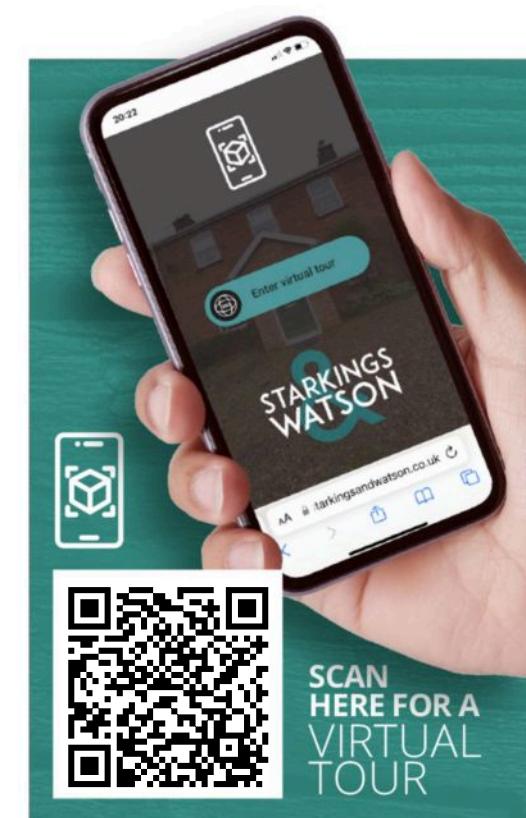
What3Words : ///ladder.orbit.pedicure

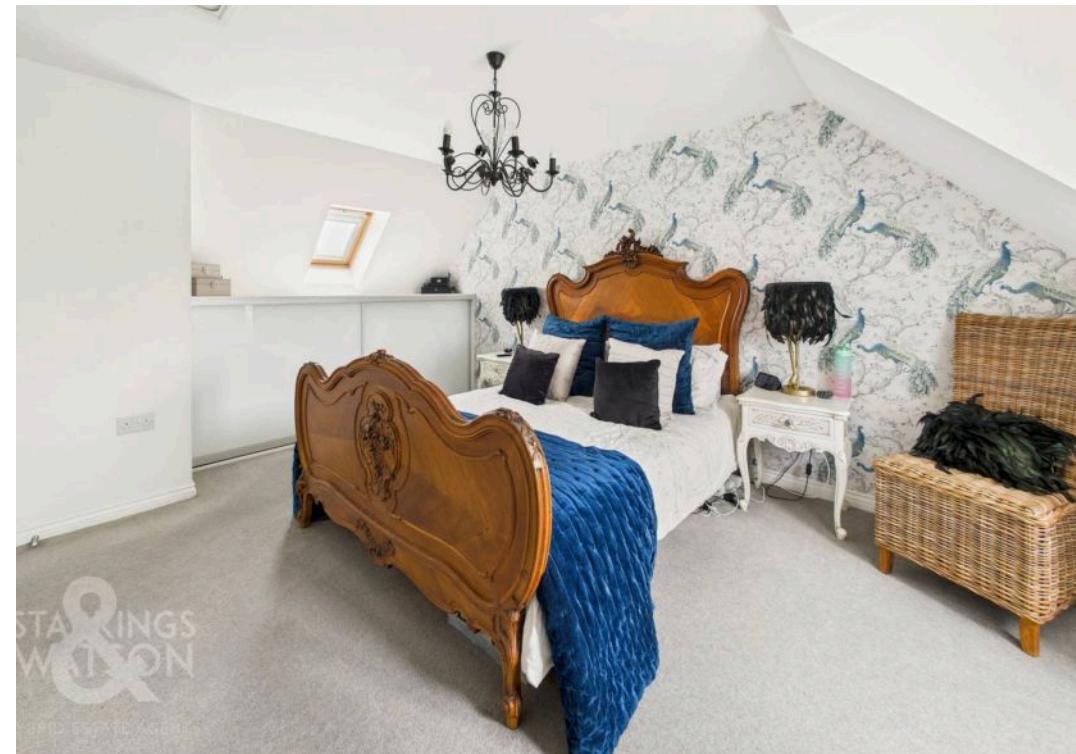
VIRTUAL TOUR

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.







THE GREAT OUTDOORS

The rear garden has been landscaped to include a large full width patio seating area - whilst being enclosed with timber panel fencing and brick walling. A storage shed and fenced storage area can be found to the rear of the garage, with a further raised timber decked seating area, raised planters, outside lighting and water supply. Gated access leads to the driveway, where the garage is accessed with an up and over door to front, shelving to the rear and side, power and lighting.

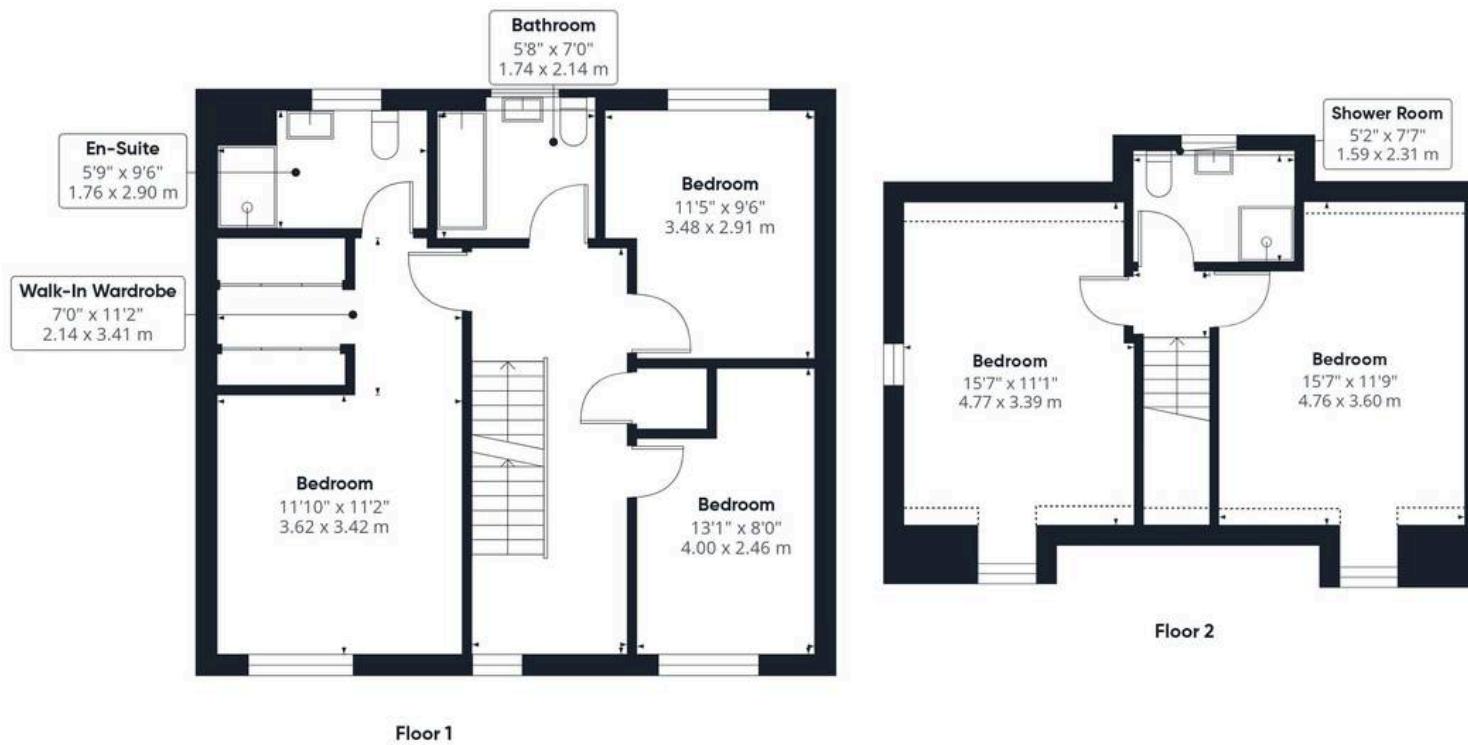




Approximate total area⁽¹⁾

1671 ft²
154.9 m²

Reduced headroom
40 ft²
3.7 m²



(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.



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

01508 820830 • loddon@starkingsandwatson.co.uk • 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.