



Stubbs Green, Loddon - NR14 6EA

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Stubbs Green

Loddon, Norwich

Set in a PEACEFUL RURAL LOCATION on the FRINGES of LODDON, this impressive family home offers approximately 2637 sq. ft. (stms) of versatile accommodation, thoughtfully arranged across two floors. The property sits on a GENEROUS 0.32 ACRE PLOT (stms) and enjoys FAR-REACHING FIELD VIEWS, providing a wonderful sense of SPACE and TRANQUILITY. The heart of the home is the OPEN PLAN KITCHEN/BREAKFAST ROOM, seamlessly connecting to a spacious dining area, ideal for entertaining or family gatherings. A separate 18' UTILITY ROOM offers ample space for laundry and storage, whilst also being an IDEAL BOOT ROOM SPACE for dogs and muddy wellies! A flexible STUDY area is perfect for home working or hobbies. The 12' CONSERVATORY overlooks the gardens, creating a light-filled retreat for relaxation or informal dining., flowing SEAMLESSLY from the SITTING ROOM. With up to FIVE BEDROOMS, an EN SUITE, family bathroom and SHOWER ROOM - the property can accommodate a growing family or provide options for guest rooms and additional living spaces. Ample parking is available on the driveway, complemented by an integral DOUBLE GARAGE for secure vehicle storage or workshop use. The outside space is a true highlight, with WRAP AROUND GARDENS forming part of the generous 0.32 acre plot (stms). The main gardens are positioned to the front, featuring open lawns that are tucked behind mature hedging, offering both privacy and a picturesque outlook. The gardens extend to the side and rear, where a patio seating area adjoins the conservatory, creating an ideal spot for al fresco dining or enjoying the peaceful surroundings.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Rural Setting on the Fringes of Loddon
- Approx. 0.32 Acre Plot (stms) with Field Views
- Approx. 2637 Sq. ft (stms) of Accommodation
- Ample Parking & Integral Double Garage
- Open Plan Kitchen/Breakfast Room & Dining Room
- Separate 18' Utility Room & Versatile Study Space
- 12' Conservatory with Garden Views
- Up to Five Bedrooms Over Two Floors

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

Elevated from the road, a brick wall creates a private entrance, with ample parking on the brick-weave driveway. Once on the drive, you can appreciate views over the lawned gardens, with access to the utility garden space, double garage and main property.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with pamment tiled flooring underfoot for ease of maintenance. Stairs rise to the first floor landing, with useful built-in storage cupboard below, and a door leading off to the main living space and kitchen beyond. A ground floor shower room offers a three piece suite with tiled walls and flooring, including walk-in shower cubicle and electric shower. Heading into the kitchen space, an L-shaped kitchen area and adjacent dining room offer an open plan flow - both flooded with excellent natural light and offering garden views beyond. The kitchen space includes tiled flooring underfoot, with the kitchen including a u-shaped arrangement of wall and base level units with tiled splash-backs and space for an electric range style cooker. Ample storage can be found throughout the kitchen, with integrated appliances including a fridge and dishwasher. The dining area opens up with wood flooring underfoot and a front facing window with doors leading into the inner hallway. From the kitchen, a cupboard houses the central heating boiler and further storage, with a door leading to the utility room. A further work surface space and range of cupboards can be found with space for a range of general white goods including fridge freezer, washing machine and dishwasher. Tiled flooring flows underfoot and a further door leads out to the front driveway. Integral access leads to the double garage whilst a study offers a versatile space, and a variety of uses, with views over the rear garden. The inner hallway includes the original front door, and further stairs to the first floor with doors leading into the ground floor bedrooms and main sitting room. The sitting room features a central fireplace creating a focal point to the room, with fitted carpet underfoot, front facing window with garden views and French doors opening up to the adjacent conservatory providing an extension to the living space - with tiled flooring underfoot. Wrap-around windows and French doors enjoy garden views and garden access to create a true indoor and outdoor living experience during the summer months. The two ground floor bedrooms are both finished with fitted carpet and include a variety of built-in storage. One of the bedrooms include an ensuite shower room with a three piece suite and contrasting tiled splash-backs. Completing the ground floor is the family bathroom which includes a three piece suite, with built-in storage, panelled bath and contrasting tiled splash-backs.

Heading upstairs from the main entrance hall, two bedrooms can be found - both including fitted carpet underfoot and a range of built-in storage. A central landing leads to a secondary set of stairs with fitted carpet and a rear facing velux window - Ideal as a study space, with a further bedroom beyond enjoying panoramic field views, fitted carpet and eaves storage.

FIND US

Postcode : NR14 6EA

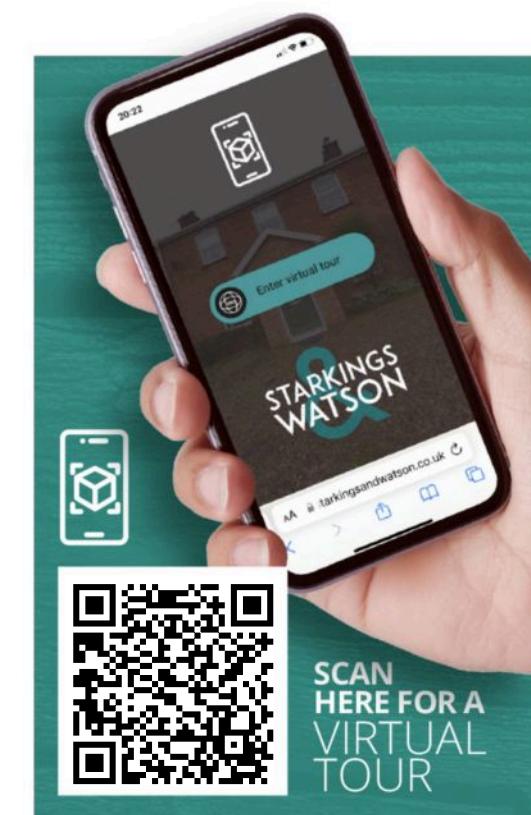
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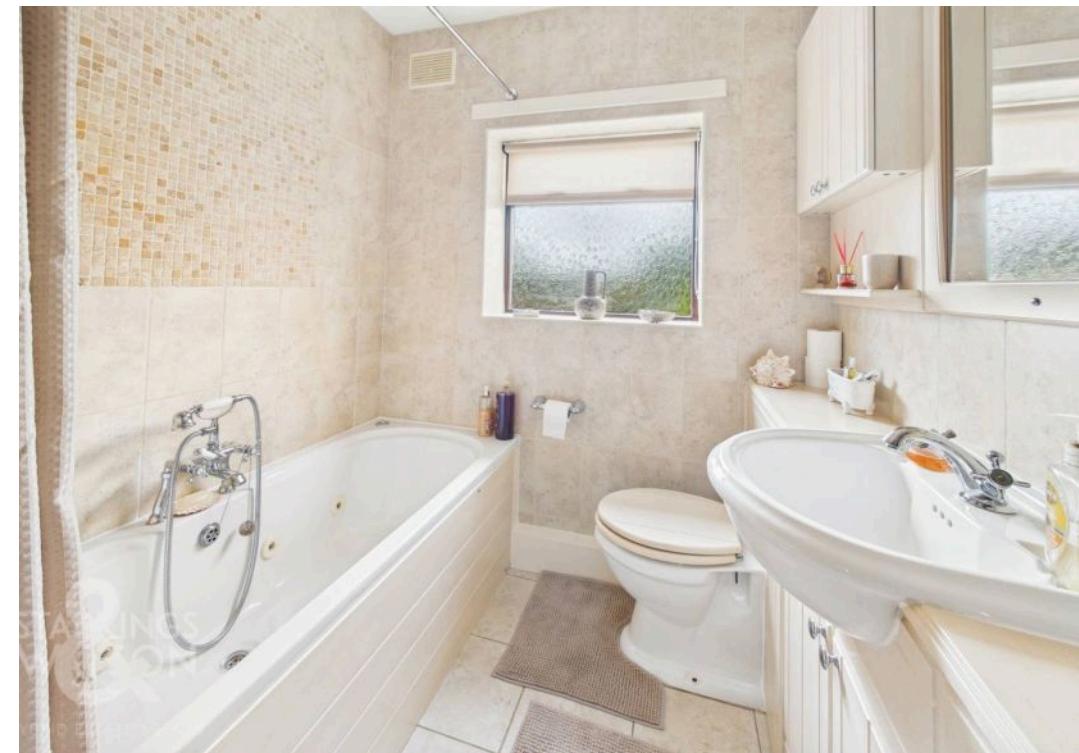
VIRTUAL TOUR

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

AGENTS NOTES

The oil fired central heating boiler was replaced in 2025. The property uses a septic tank for drainage.







THE GREAT OUTDOORS

The property enjoys wrap around gardens as part of the 0.32 acre plot (stms). The main gardens sit to the front, enjoying open lawned gardens, tucked behind mature hedging. The gardens continue to the side and rear, with a patio seating area extending from the conservatory. An enclosed play space for children sits at the far end, with a further courtyard being totally secluded. Mature hedging lines the boundaries of the property, with various useful storage and utility spaces. The integral double garage is accessed via twin electric up and over doors, with storage above, power and lighting.



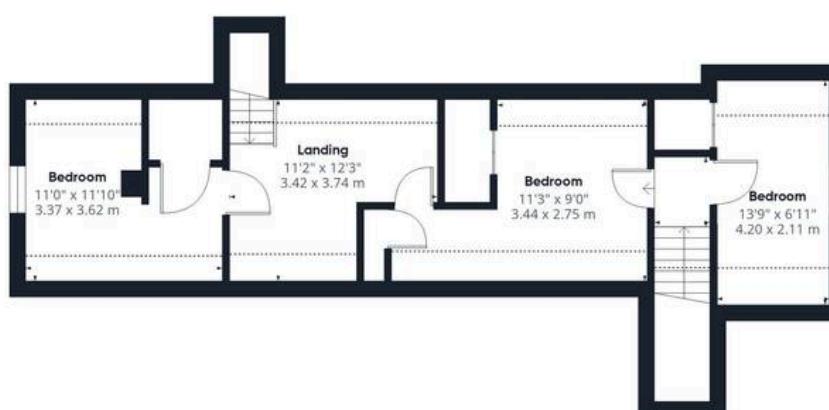


Approximate total area⁽¹⁾

2730 ft²
253.6 m²

Reduced headroom

136 ft²
12.6 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.

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.