



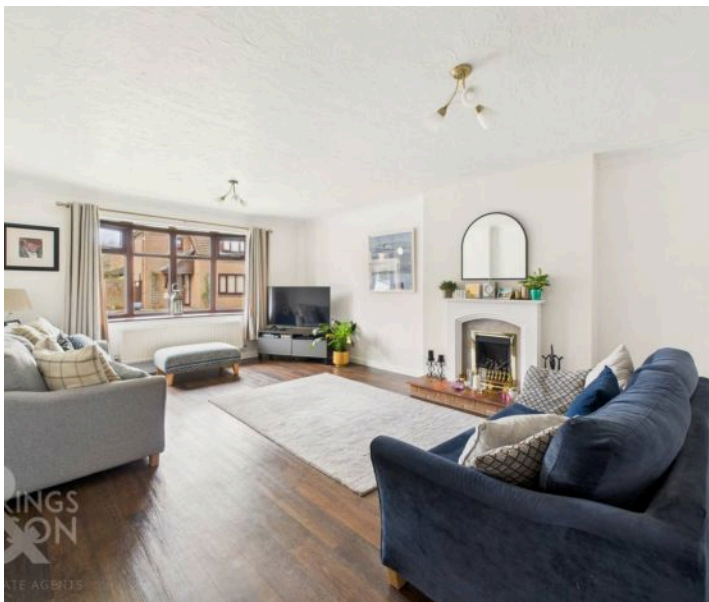
Old Market Green, Loddon - NR14 6QG



Old Market Green

Loddon, Norwich

NO CHAIN. This impressive DETACHED FAMILY HOME is ideally situated within a highly sought after CUL-DE-SAC LOCATION, just a short stroll from the VIBRANT HIGH STREET with a footpath taking you to the range of shops, whilst a GARDEN BACKS onto the local bowling green. Extending to approximately 1642 Sq. ft (stms), the property provides a THOUGHTFULLY DESIGNED LAYOUT perfect for MODERN FAMILY LIVING. The welcoming hall entrance includes a convenient W.C, leading through to a generous 19' SITTING ROOM that offers a bright and versatile space for relaxation or entertaining. The heart of the home is the superb 21' OPEN PLAN KITCHEN/DINING ROOM, designed for family gatherings and every-day living, complemented by a separate OPEN PLAN GARDEN ROOM siting under a VAULTED CEILING and VELUX WINDOW, along with electric UNDERFLOOR HEATING - that provides a tranquil spot to enjoy the outlook. A practical UTILITY ROOM offers FURTHER STORGE with an integral GARAGE, and ample driveway parking. Upstairs, FOUR SPACIOUS BEDROOMS await, including a principal suite with an EN SUITE SHOWER ROOM complete with a DOUBLE SHOWER, alongside a well-appointed FAMILY BATHROOM. Each bedroom is well proportioned, offering flexibility for growing families or those seeking additional home office space.



Stepping outside, the property enjoys a delightful REAR GARDEN that directly adjoins the local BOWLING GREEN, creating a peaceful and open backdrop. The garden is mainly laid to lawn, bordered by timber panel fencing for privacy, with a patio seating area positioned in one corner - ideal for outdoor dining or relaxing in the warmer months.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Family Home in Sought After Cul-De-Sac
- Backing onto Bowling Green & Close to High Street
- Approx. 1642 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C & 19' Sitting Room
- 21' Open Plan Family Friendly Kitchen/Dining Space
- Separate Garden Room & Utility Room
- Four Spacious Bedrooms, En Suite & Bathroom

Situated on the border of Loddon & Chedgrave, the property is situated within walking distance to local shops and amenities. There is an active community with numerous activities to suit all age groups, along with a vibrant village pub. A short walk and you reach the river network, whilst Loddon is very close and provides schooling, shops, post office, doctors surgery, bank, library, a community gym, public houses, two churches, dentist and further access to the Broads network.



SETTING THE SCENE

The property is set back from the road, approached via a shingle driveway and a lawned front garden, with ample parking, access to the main property, integral garage and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing and useful built-in storage cupboard sitting below. The main sitting room sits opposite, with a feature fireplace creating a focal point to the room, continued wood effect flooring and front facing window. A ground floor W.C sits under the stairs with a white two piece suite and tiled splash-backs. Running across the rear of the property, the open plan kitchen/dining room creates the hub of the home with a fitted range of wall and base level units, including integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric double oven, with tiled splash-backs running around the work surface. Space is provided for general white goods including an integrated fridge freezer and freestanding dishwasher, with ample room for a dining table, whilst flowing seamlessly into the open plan garden room - with windows to side and rear, French doors leading out to the patio, wood effect flooring with underfloor heating and ample space for dining or soft furnishings. A useful utility room sits at the end of the kitchen with further storage units and space for a washing machine and tumble dryer, with tiled splash-backs and a wall mounted gas fired central heating boiler. A range of large storage units can be found with a door leading to the rear garden, window facing to rear, and integral door to the garage.

Heading upstairs, the carpeted landing offers a light and bright space with a built-in airing cupboard and loft access hatch above. Doors take you to the four bedrooms - all of which are finished with carpet and double glazing. The main bedroom sits at the front of the property with twin built-in double wardrobes set behind sliding doors, and a door taking you to a private ensuite shower room. This spacious room offers a white three piece suite including ample storage under the hand wash basin and a large walk-in double shower cubicle with a thermostatically controlled shower. The family bathroom completes the property with space to create a further en suite to the adjacent bedroom or reconfigure the space to include a separate shower cubicle if required. At present a three piece suite includes tiled splash-backs, a shaped panel bath with electric shower and glazed shower screen.

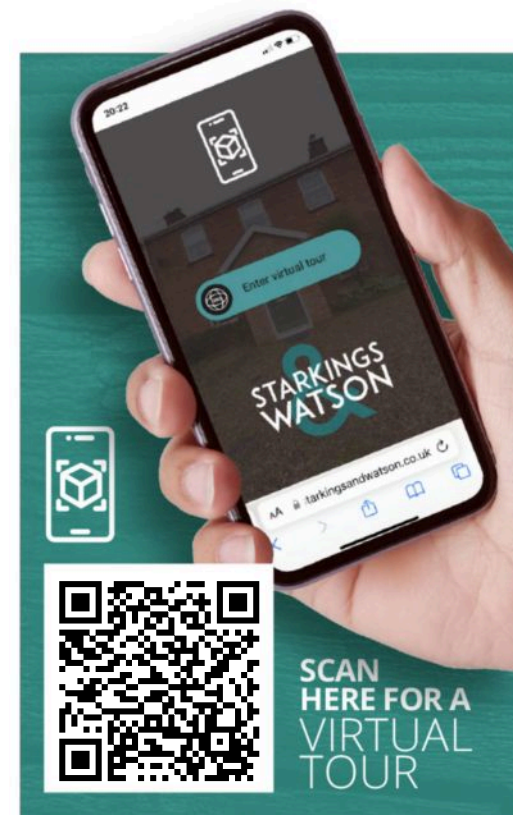
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VIRTUAL TOUR

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







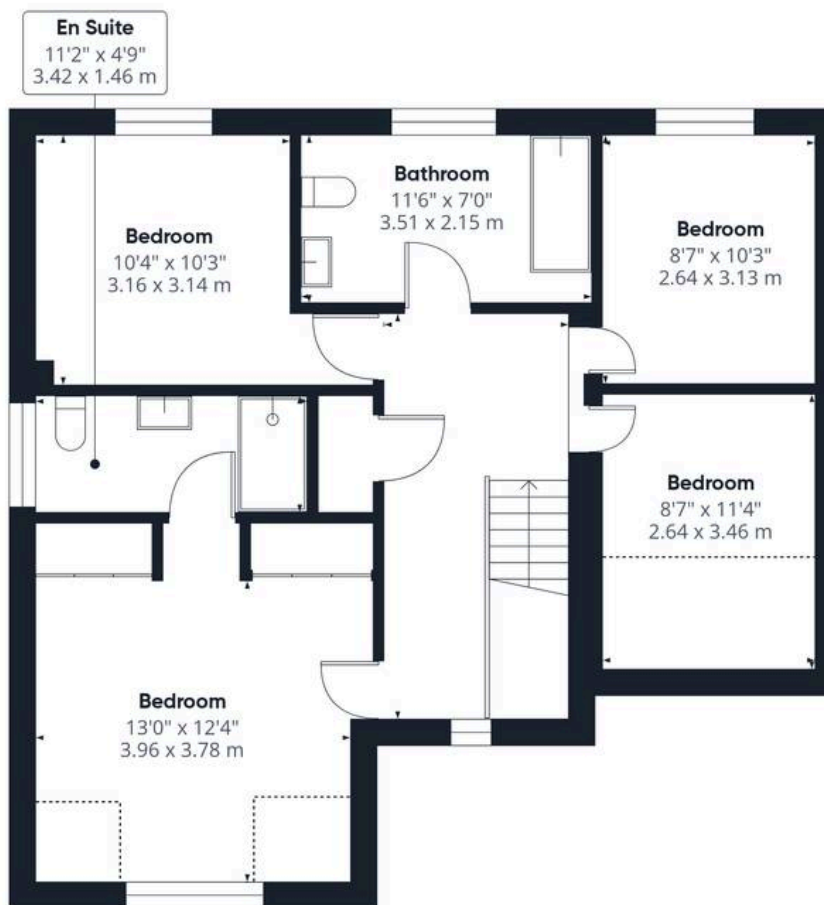
THE GREAT OUTDOORS

Heading outside, the rear garden backs onto the local bowls green, with timber panel fencing to all sides. Mainly to lawn, a patio sits to one corner, with a range of planting to the boundaries, outside water supply and useful timber built storage shed. Gated access leads to the front of the property and the driveway. The integral garage offers an up and over door to front, with an internal access door to the utility room, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1642 ft²

152.6 m²

Reduced headroom

63 ft²

5.8 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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