



Oak Avenue, Loddon - NR14 6FU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Oak Avenue

Loddon, Norwich

This attractive DETACHED HOME presents an exceptional opportunity to reside in a SOUGHT-AFTER LOCATION within WALKING DISTANCE of Loddon HIGH STREET.. The property enjoys a picturesque outlook over GREEN SPACE and features ELEGANT SASH WINDOWS to the front, enhancing its CLASSIC APPEAL. Internally, the accommodation is thoughtfully arranged to suit modern family living, beginning with a WELCOMING HALL ENTRANCE and W.C, leading to a generous 16' SITTING ROOM that boasts HIGH CEILINGS, creating a bright and welcoming atmosphere. A separate STUDY provides a practical space for home working or quiet reading. The impressive 22' KITCHEN/DINING ROOM is the heart of the home, complete with a BREAKFAST BAR and FRENCH DOORS opening to the rear garden, perfect for entertaining or family meals. Additional ground floor features include a separate UTILITY ROOM. Upstairs, FOUR well-proportioned BEDROOMS offer ample space, with the principal bedroom benefiting from a well-equipped EN SUITE, while the remaining bedrooms are served by a contemporary family bathroom.



The fully LANDSCAPED REAR GARDEN, is securely enclosed by timber panel fencing for privacy and peace of mind. A central lawn provides a safe play area for children or pets, while a spacious patio seating area extends directly from the kitchen's French doors, creating an ideal spot for al fresco dining or relaxing in the sun. The GARAGE itself is equipped with an up and over door to the front and a side access door.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Attractive Detached Home with Sash Windows to Front
- Popular Location within Walking Distance to Loddon High Street
- 16' Sitting Room with High Ceilings & Separate Study
- 22' Kitchen/Dining Room with Breakfast Bar & French Doors to Rear
- Utility Room & W.C
- Four Bedrooms
- Well Equipped En Suite & Family Bathroom
- Overlooking Green Space

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 a popular residential location, the property is set back from the road and approached via low level hedging which creates an attractive frontage to the property, with a footpath taking you to the main entrance door. The adjacent block paved driveway offers tandem parking with access to the detached garage and gated rear garden.

THE GRAND TOUR

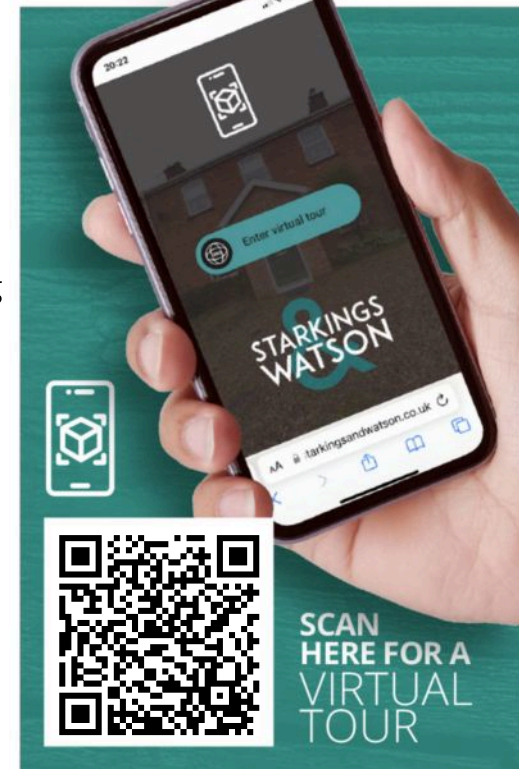
Heading inside, the hall entrance offers wood effect flooring underfoot and a recessed barrier mat, with doors leading off to the kitchen and living accommodation. The formal sitting room sits to the right hand side with twin front facing sash windows and a high ceiling ensuring a light and bright feel. Fitted carpet runs through the space with ample room for soft furnishings. Sitting opposite a private study with fitted carpet and a front facing sash window can be found, along with useful storage under the stairs. The kitchen/dining room runs across the rear of the property and offers an open plan living area with extensive kitchen storage and ample room for a dining table. The kitchen itself offers integrated cooking appliances with an inset electric ceramic hob with stainless steel splashback and extractor fan, built-in eye level electric oven, wood effect flooring underfoot, integrated appliances including a fridge freezer and dishwasher. The rear facing window and French doors lead out to the rear garden, with a further door taking you to the matching utility room - with further storage units and work surface, with space for a washing machine and tumble dryer, along with a cupboard housing the wall mounted gas fired central heating boiler.

A door leads to the rear garden whilst a further door takes you to a ground floor W.C - finished with a white two piece suite, attractive tiled splash-backs and contrasting decor.

Heading upstairs, the carpeted landing includes a useful built-in airing cupboard and loft access hatch, with doors taking to the four bedrooms. Each of the bedrooms are finished with fitted carpet, with the three front facing bedrooms including beautiful sash windows to enjoy the green space views to the front. The main bedroom sits to the rear and includes a large built-in wardrobe with sliding mirrored doors, with a further door taking you to a private ensuite shower room finished with high quality fixtures and fittings. A wall mounted hand wash basin can be found with a walk-in double shower cubicle including a thermostatically controlled shower with tiled splash-backs and wood effect flooring. The family bathroom is finished in a similar style with a panelled bath including an electric shower and glazed shower screen, wall mounted hand wash basin, tiled splash-backs, wood effect flooring and heated towel rail.

AGENTS NOTES

We understand a service charge will be applicable to the property once the development is completed. Please seek legal advice on this matter prior to agreeing a purchase. The vendor advises the property has access to Fibre Broadband via the Open Fibre Network instead of traditional Openreach Services, where a choice of suppliers exist.







THE GREAT OUTDOORS

Heading outside, the rear garden is fully landscaped and enclosed within timber panel fencing offering a central lawned expanse and patio seating which runs from the kitchen French doors. An outside water supply is installed, with gated access to the front driveway. A range of mature planting and shrubbery line the borders, with a timber built storage shed and door to the adjacent garage. The garage has access via an up and over door to front, door to side, storage above, power and lighting.

FIND US

Postcode : NR14 6FU

What3Words : ///eased.requiring.strapping

VIRTUAL TOUR

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1112 ft²

103.3 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



Starkings & Watson Hybrid Estate Agents

2a High Street, Loddon - NR14 6AH

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

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