



Kingfisher Walk, Loddon, Norwich

Guide Price £265,000 - £275,000 Freehold

Energy Efficiency Rating : C

- ✓ Detached Family Home
- ✓ Approx. 950 Sq ft (stms)
- ✓ Garage & Driveway
- ✓ Close to Village Amenities & Walks
- ✓ 17' Sitting Room with French Doors
- ✓ Kitchen/Dining Room
- ✓ Three Spacious Bedrooms
- ✓ Cloakroom, En Suite & Bathroom

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





Situated on this HIGH DESIRABLE DEVELOPMENT, this DETACHED family HOME with ADJACENT DRIVEWAY and GARAGE, is presented in EXCELLENT CONDITION with FRENCH DOORS to rear, and BUILT-IN WARDROBES to the main bedroom. The property offers close to 950 Sq ft (stms), with accommodation centred around a SPACIOUS HALL ENTRANCE and GALLERIED LANDING. With a LIGHT and BRIGHT INTERIOR, the accommodation comprises a cloakroom, 17' SITTING ROOM with FRENCH DOORS to the garden, and 17' KITCHEN/DINING ROOM with space for APPLIANCES and space for a table. The first floor offers THREE GOOD SIZED BEDROOMS, with the MAIN BEDROOM offering a BUILT-IN WARDROBES and EN SUITE SHOWER ROOM, along with a family bathroom. The property offers gas fired CENTRAL HEATING and uPVC double glazing, with LAWNED GARDENS to the rear.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6FB), but to help you...Heading from Norwich on the A146, approaching Loddon using the final turn into the village, on the Beccles Road. Follow the road, turning left onto Town Farm Drive. At the t-junction turn left onto Brownes Grove, following the road to the right, where the property can be found on your right hand side, indicated by our For Sale board.

AGENTS NOTE

The property is subject to a yearly estate charge in the region of £173.00 per annum.

The property enjoys a tucked away cul-de-sac position with a low maintenance frontage, and access to the rear of the property leading to the garage, driveway and gardens.

Obscure double glazed entrance door to:

RECEPTION HALL

Wood flooring, radiator, stairs to first floor landing with storage cupboard under, thermostat heating control, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled flooring, electric fuse box, radiator, smooth ceiling with extractor fan.

KITCHEN/DINING ROOM

17' 7" x 9' 11" (5.36m x 3.02m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset gas hob and built-in electric oven with stainless steel splash back and extractor fan, tiled flooring, space for fridge freezer, washing machine and dishwasher, uPVC double glazed window to front, space for dining table, radiator x2, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling with extractor fan.

SITTING ROOM

17' 7" x 9' 10" (5.36m x 3m) Wood flooring, radiator x2, uPVC double glazed window to front, uPVC double glazed full height windows and French doors to rear garden, television and telephone points, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling with loft access hatch, doors to:

BEDROOM

9' 11" x 7' (3.02m x 2.13m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

DOUBLE BEDROOM

10' 3" x 10' (3.12m x 3.05m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with extractor fan.

DOUBLE BEDROOM

13' 5" x 10' 1" (4.09m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, television point, built-in wardrobes x2, smooth ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan.

OUTSIDE REAR

Leaving via the sitting room French doors, a fully enclosed lawned rear garden can be found with hard standing patio providing the perfect space for entertaining and al-fresco dining. The garden is fully enclosed with timber panelled fencing, with huge potential for further landscaping making use of the generous proportions. A space to one corner can be found which is ideal for the installation of a timber built storage shed whilst gated access leads to the adjacent driveway and garage.

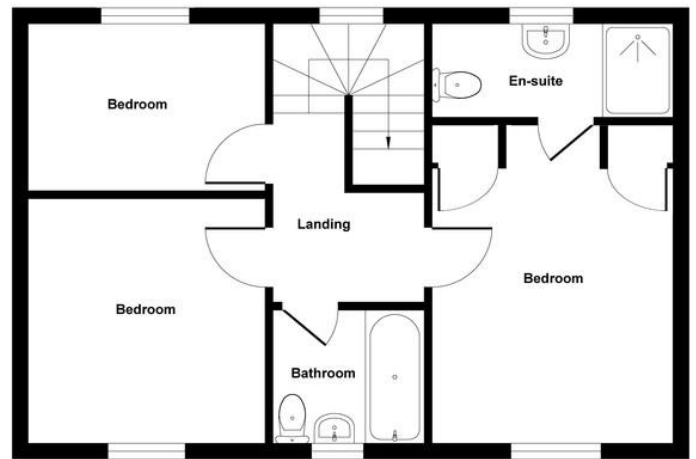
GARAGE

Up and over door to front, storage above, power and lighting.





Ground Floor
Approximate Floor Area
474 sq. ft
(44.03 sq. m)



First Floor
Approximate Floor Area
474 sq. ft
(44.03 sq. m)

Approx. Gross Internal Floor Area 948 sq. ft / 88.07 sq. m



Agents Note: 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