



Loddon Road, Mundham, Norwich
Guide Price £370,000 - £390,000 Freehold
Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Approx. 1.5 Acre Plot (stms)
- ✓ Cottage with Potential
- ✓ Field Views
- ✓ Two Reception Rooms
- ✓ Three Bedrooms
- ✓ Approx. 1 Acre Meadow (stms)
- ✓ Substantial 38' Outbuilding

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





No Chain! With LAND approaching 1.5 ACRES (stms) and a SUBSTANTIAL 38' OUTBUILDING, this semi-detached COTTAGE offers OUTSTANDING FIELD VIEWS, and a wealth of POTENTIAL. Occupying a prominent position between LODDON and BROOKE, the property offers a LARGE DRIVEWAY, LAWNED GARDENS and a MEADOW of APPROXIMATELY 1 ACRE (stms). Stepping inside, the property offers a porch entrance, FAMILY ROOM with potential for an OPEN FIRE, 18' SITTING ROOM, 17' KITCHEN/DINING ROOM, utility room and WET ROOM to the ground floor. The first floor offers THREE BEDROOMS off the landing. Finished with uPVC double glazing and electric storage HEATING, the property would BENEFIT from SOME UPDATING, whilst offering EXTENSION POTENTIAL (stp). Outside, the gardens are open to the driveway, with the OUTBUILDING offering STORAGE, and perhaps POTENTIAL for CONVERSION - subject to planning. The MEADOW is open and offers POTENTIAL EQUESTRIAN USES.

LOCATION

Mundham is a rural hamlet situated between Loddon and Brooke. The neighbouring village of Seething offers a Primary School and Village Park, whilst Loddon offers a further range of day to day amenities, and access on the A146 to Norwich and Lowestoft.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 6EJ), but to help you...Heading from Norwich on the A146, approaching Loddon, turn right onto the Mundham Road, opposite the George Lane junction. Follow the road, which becomes Loddon Road, where the property can be found on your right hand side, indicated by our For Sale board.

Approached via a shared driveway leading adjacent to the neighbouring property, the shingled driveway opens up to the private parking area and lawned gardens. Access leads to the front

of the property from the road with a wrought iron gate and shingled footpath leading to the front entrance door, whilst a rear access is more commonly used from the driveway and parking.

uPVC double glazed entrance door to:

ENTRANCE PORCH

Tiled flooring, uPVC double glazed windows to front and side, uPVC double glazed entrance door to:

FAMILY ROOM

14' 3" x 12' Max. (4.34m x 3.66m) Feature fire place with potential to create an open fire, fitted carpet, electric storage heater, uPVC double glazed window to front, exposed timber beam, television point, stairs to first floor landing, door to:

SITTING ROOM

18' 9" x 10' 10" (5.72m x 3.3m) Fitted carpet, electric storage heater, uPVC double glazed windows to front and side, telephone and television points, coved ceiling, door to:

KITCHEN/DINING ROOM

17' 11" x 9' (5.46m x 2.74m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled up-stands, inset electric ceramic hob and built-in electric oven, fitted carpet, space for washing machine, uPVC double glazed window to rear, uPVC obscure double glazed door to rear garden, space for dining table, electric storage heater, electric fuse box, door to wet room, opening to:

UTILITY ROOM

9' x 6' 2" Max. Some Restricted Height. (2.74m x 1.88m) Space for fridge freezer, tiled effect flooring, built-in pantry storage cupboard, cloaks storage space.

WET ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower area with electric shower, tiled splash backs, vinyl non-slip flooring, heated towel rail, uPVC obscure double glazed window to rear, window to side, built-in airing cupboard housing hot water tank and storage shelving, cupboard housing electric fuse box, wall mounted electric heater, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

17' x 6' 10" (5.18m x 2.08m) Offering a useful study or reading space with fitted carpet, uPVC double glazed window to rear x2, exposed timber beam, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 4" x 9' 7" Max. (3.45m x 2.92m) Fitted carpet, uPVC double glazed window to front with field views, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

10' 11" x 9' 4" Max. Some Restricted Height. (3.33m x 2.84m) Fitted carpet, uPVC double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

10' 10" x 9' 3" Some Restricted Height. (3.3m x 2.82m) Fitted carpet, uPVC double glazed window to front with field views, smooth ceiling.

OUTSIDE REAR

Leaving the property via the kitchen/dining room door, a lawned garden can be found which is ideal to create a formal garden, whilst utilising the planted borders. At present the garden opens up to the side and front gardens, whilst also offering an open aspect to the driveway and field beyond. Leading up the shingled driveway the access leads to the outbuilding and covered storage areas whilst then in turn opening up to the main field with the overall plot measuring approximately 1.5 acres (stms).

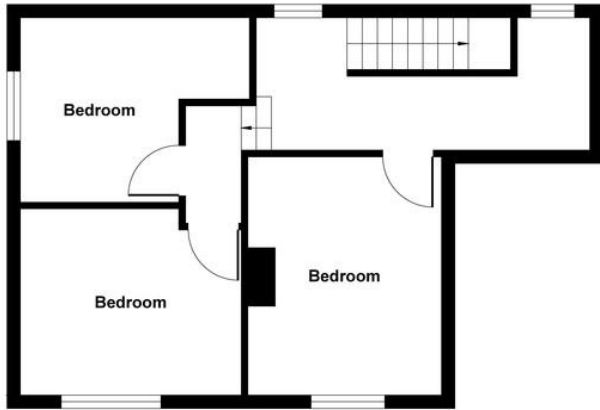
OUTBUILDING

38' 1" x 28' 5" (11.61m x 8.66m) Double doors to front, door to rear, windows to front x2, exterior water supply, useful covered storage areas x2.

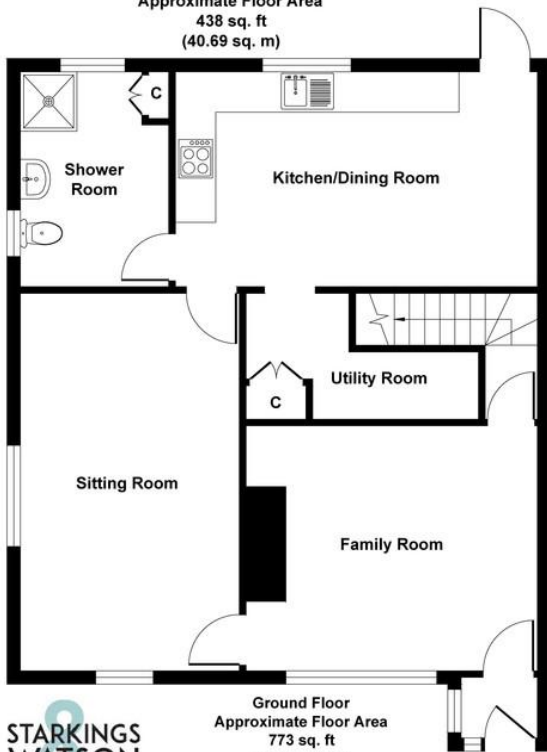
AGENTS NOTE

The property utilises a shared driveway with the adjacent property, whilst also offering a septic tank which is shared with the neighbour. Potential buyers should be aware that a flying freehold exists within the property and should seek legal advice as to this matter.

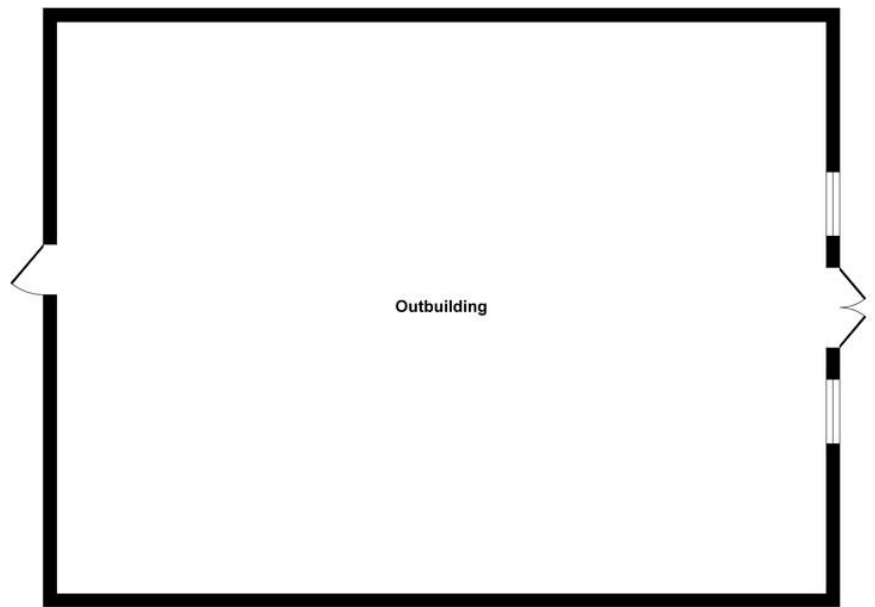




First Floor
Approximate Floor Area
438 sq. ft
(40.69 sq. m)



Ground Floor
Approximate Floor Area
773 sq. ft
(71.81 sq. m)



Outbuilding

Approx. Gross Internal Floor Area 1211 sq. ft / 112.50 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 are 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

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