



High Street, Loddon, Norwich

Guide Price £350,000 - £375,000 Freehold

Energy Efficiency Rating : n/a

- ✓ No Chain!
- ✓ Grade II Listed Home
- ✓ High Street Location
- ✓ Close to Amenities & Transport
- ✓ Two Reception Rooms
- ✓ Three Double Bedrooms
- ✓ Off Road Parking
- ✓ Approx. 100ft Rear Garden (stms)

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

**STARKINGS
&
WATSON**



NO CHAIN! Requiring UPDATING and SYMPATHETIC UPDATING, this GRADE II LISTED end-terrace RED BRICK home dates back to the EARLY 1900's, and includes OFF ROAD PARKING to the side, and a REAR GARDEN which extends to some 100ft (stms). Situated in the HEART of LODDON on the POPULAR HIGH STREET, the property is situated close to FANTASTIC LOCAL AMENITIES, and also great TRANSPORT LINKS. Once inside, a SPACIOUS and WELCOMING RECEPTION HALL offer storage and stairs to the first floor, with doors to the SITTING ROOM with FEATURE FIRE PLACE and twin SASH WINDOWS to front, inner hall, cloakroom, DUAL ASPECT DINING ROOM with FRENCH DOORS to rear, and FITTED KITCHEN. A well proportioned landing offers further storage potential, with doors to THREE DOUBLE BEDROOMS and the shower room. To the outside, the GARDENS offer a PATIO, extensive LAWNED GARDEN and various BRICK BUILT OUTBUILDINGS.

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 6AH), but to help you...Heading from Norwich on the A146, turn left onto

George Lane, approaching the T-junction. Turn right, passing the centre of Loddon, where the property can be found on your right hand side, indicated by our For Sale board.

Fronting the main High Street with a small area of off road parking to the side, gated access leads to the rear garden with a stepped entrance leading to the main reception hall.

Entrance door to:

RECEPTION HALL

11' 8" x 10' 3" Max. (3.56m x 3.12m) Wood block flooring, radiator, stairs to first floor landing with storage space below, wall mounted gas fired central heating boiler, thermostat heating control, wall lighting, doors to:

SITTING ROOM

14' 6" x 14' 5" Max. (4.42m x 4.39m) Feature cast iron wood burner set within brick built fire place with pamment tiled hearth, stripped wood flooring, radiator x2, sash window to front x2, wall lighting, built-in storage cupboard, television point.

INNER HALL

Wood block flooring, built-in storage shelving, opening to dining room, door to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs and flooring, cupboard housing electric fuse box, obscure glazed window to side x2, water softener.

DINING ROOM

18' 9" x 14' 8" Max. (5.72m x 4.47m) Feature cast iron fire place with pamment tiled hearth, fitted carpet, radiator x2, double glazed window to side, double glazed full height window and French doors to rear garden, built-in storage cupboards, doors to:

KITCHEN

13' 6" x 9' 3" (4.11m x 2.82m) 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, tiled splash backs, space for electric cooker with extractor fan, tiled flooring, space for fridge freezer and dishwasher, cloaks storage space, double glazed window to side, radiator, smooth ceiling with loft access hatch, door to:

ENTRANCE PORCH

Tiled flooring, windows to side and rear, double doors to side.

STAIRS TO FIRST FLOOR LANDING

Offering a sizeable landing space with fitted carpet, window to side, loft access hatch, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs and flooring, radiator, obscure double glazed window to rear, extractor fan, smooth ceiling.

DOUBLE BEDROOM

18' 10" x 15' Max. (5.74m x 4.57m) Stripped wood flooring, radiator, sash window to rear x2, built-in storage cupboard x2, smooth ceiling with loft access hatch.

DOUBLE BEDROOM

13' 1" x 9' 8" (3.99m x 2.95m) Fitted carpet, radiator, sash window to front, built-in double wardrobe and storage cupboards with shelving, smooth ceiling.

DOUBLE BEDROOM

11' 10" x 8' 10" (3.61m x 2.69m) Fitted carpet, radiator, sash window to front, range of built-in storage cupboards, smooth ceiling.

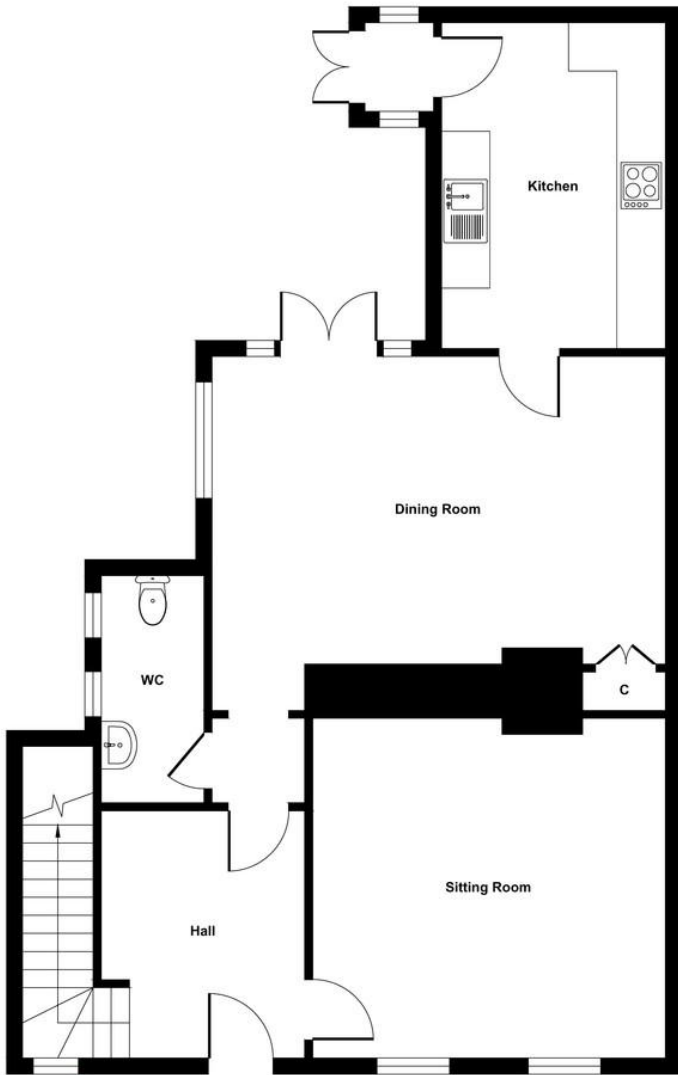
OUTSIDE REAR

The rear garden extends to approximately 100ft (stms), where a patio area can be found to the rear of the property leading from the dining room, with steps leading to the main lawned expanse. A range of mature planting and shrubbery can be found, with the garden being fully enclosed with gated access leading to the front driveway. A range of outbuildings can be found to the right hand side, of brick construction and providing storage and further conversion potential (stp). The garden offers potential for further landscaping making use of the mature planting and trees which are already in situ, whilst also making use of the south facing aspect.

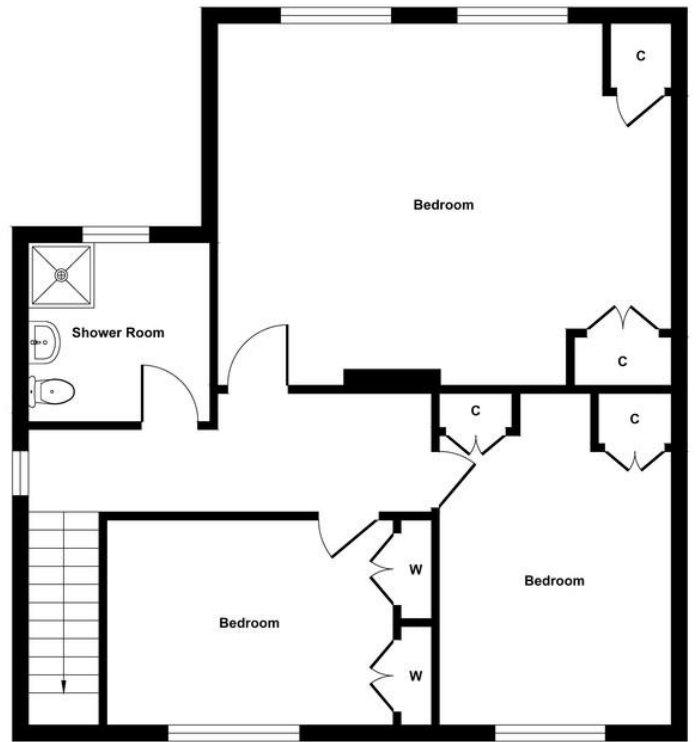
PARKING

Parking is provided for one vehicle to the side of the property.





Ground Floor
Approximate Floor Area
818 sq. ft
(75.99 sq. m)



First Floor
Approximate Floor Area
701 sq. ft
(65.12 sq. m)

Approx. Gross Internal Floor Area 1519 sq. ft / 141.11 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

Centralised Hub:

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