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*Filbert Road,*  
Loddon, Norfolk

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Situated on this rarely available road offering great access for the Town, River Chet, local Schools and amenities. This generous three bedroom family home is set on a exceptional south facing plot offering ample gardens, off road parking and a garage. The house offers spacious rooms ideal for modern family living. Enjoyed over the last three decades the property has been superbly looked after and ready to move into albeit now ready for some updating. Offered with no chain, this is a must see.

**Accommodation comprises briefly:**

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Three Generous Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Garage & Off Road Parking



**Property**

Stepping through the front door of this spacious family home we are welcomed by the generous entrance hall where stairs rise to the first floor and doors open to all of the ground floor space. An all essential storage cupboard is set below the stairs and we find the ground floor cloakroom set beside the front door. At the head of the hall we enter the kitchen. This well planned space provides a superb working family kitchen space. A door opens to outside whilst a window set over the sink looks onto the rear gardens. A fitted oven, hob and extractor feature whilst space is made for our free standing appliances. Returning to the hall a door opens to the open-plan sitting/dining space. Set to the front of the house the spacious sitting room enjoys a view of the recreational ground opposite from a large bay window. A feature fireplace provides a cosy focal point to the room and an archway leads open-plan into the dining room. The dining room enjoys a view of the rear gardens from the sliding doors that open to the patio. A serving hatch looks back into the kitchen:- great when entertaining or keeping an eye on the younger members of the family. Climbing the stairs from the hallway we step onto the spacious first floor landing, a window to the side fills the stairway with natural light and doors open to all of the first floor rooms. Set to the front we find a generous single room with over stairs storage whilst the master bedroom sits adjacent and offers an exceptional space enjoying the views to the front aspect. At the rear, a second double bedroom commands a view of the gardens. Completing the accommodation the modern family bathroom offers a white suite comprising of a bath with shower and screen above, wash basin and w/c. A cupboard offers storage and houses the hot water tank. This completes the accommodation.







## Outside

The property is approached via a brick weave driveway offering ample parking space and leading to the attached garage where an up and over door opens for vehicular access, whilst at the rear a personal door opens to the garden. A path passes the front lawns and leads to the storm porch where we enter via the front door. The front garden is laid to lawn and decorated with a range of well kept shrubs. A side gate opens to the south facing rear garden where we find an area of patio leading from the dining room whilst a door from the kitchen also leads out. The garden itself is fully enclosed and laid to lawn framed with a wealth of flowering beds that are stocked with a wide range of shrubs and perennials.

## Location

The property is superbly positioned in this popular and quiet residential area, in central Loddon which is a very popular South Norfolk Town providing all the amenities you could need; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. The Cathedral City of Norwich is about 15 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins).

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

## Services

All mains services connected. Gas fired central heating and hot water.

Energy Rating: TBA

## Local Authority:

South Norfolk Council

Tax Band: D

Postcode: NR14 6LW

What3Words: ///sulky.plenty.thatched

## Tenure

Vacant possession of the freehold will be given upon completion.

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £295,000**



To arrange a viewing, please call 01508 521110

Offices throughout Norfolk & Suffolk:

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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