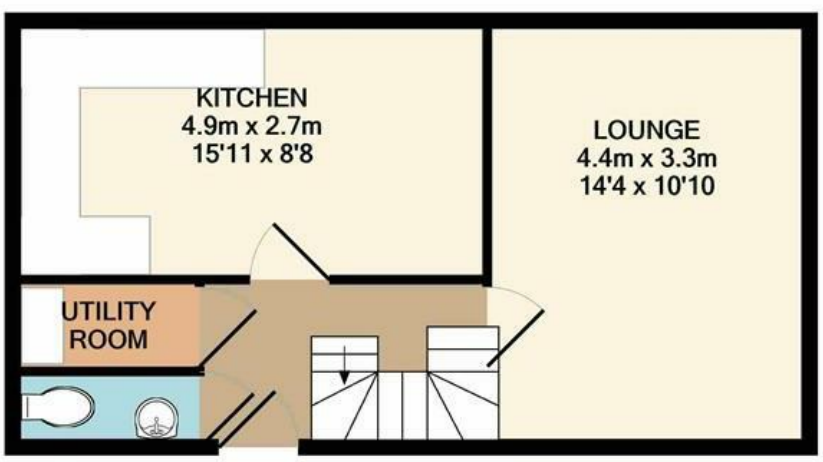
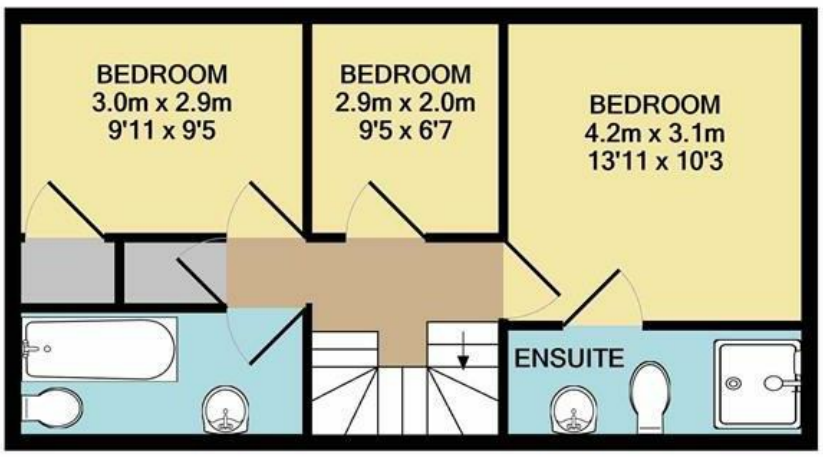
Swan Court| Norwich| NR14

**Guide** £300,000




GROUND FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(383 SQ.FT.)

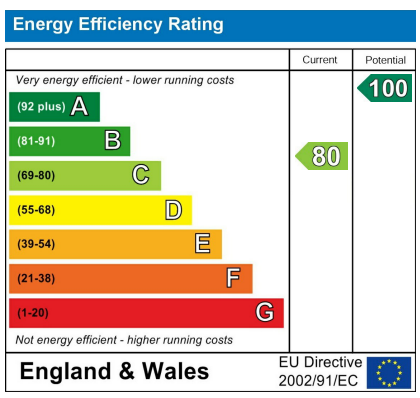



1ST FLOOR
APPROX. FLOOR
AREA 35.5 SQ.M.
(383 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.1 SQ.M. (765 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020




Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

abbotFox presents this unique, individually built home within a private cul de sac neatly positioned within the centre of the much sort after south Norfolk market town of Loddon.

Generous accommodation comprises a reception hall, a large kitchen dining room, a lounge with wood burning stove, utility room and cloakroom. The first floor provides three bedrooms, the principal bedroom with an ensuite shower room and a family bathroom off the landing.

There is a good-sized rear garden, small front garden and a driveway for two vehicles.

The desirable South Norfolk village of Loddon has a vibrant community feeling and offers a wealth of amenities including local shops, a butcher, a Post Office, doctors' surgery, dentist, library, local pubs, cafés and a bistro. A country market is held every week and a farmer's market is held every two weeks featuring the very best of locally produced food and drink.

Loddon is home to an infant and nursery school, junior school and Hobart High School, rated Good by Ofsted, and is two miles from Langley Senior School, an independent boarding and day school.

Loddon offers good transport links, with the Cathedral City of Norwich only 30 minutes away by road. The Waveney Valley and the South Norfolk Broads are within easy reach with Southwold only 20 miles away.