



53 High Bungay Road, Loddon

Offers in Region of £260,000



# 53 High Bungay Road

Loddon, Norwich

This unique and fully modernized contemporary cottage exudes an industrial charm, featuring high-end finishes such as birch wood accents and seamless micro-cement details. The ground floor boasts a spacious open-plan living area of over 23 feet, complete with a stylish sitting area, dining space and a well-equipped kitchen with a central island and breakfast bar. Upstairs, two beautifully designed bedrooms offer herringbone-style flooring and built-in storage, complemented by a luxurious bespoke family bathroom. The outdoor space includes a fully landscaped rear garden with a split-level patio, ideal for entertaining, along with a versatile garden building that serves as a home office. With nearby parking options and the potential for private off-road parking.

## The Location

Loddon is a picturesque market town in Norfolk, England, located approximately 12 miles southeast of Norwich. Situated along the River Chet, Loddon serves as a gateway to the scenic Norfolk Broads, a network of navigable rivers and lakes popular with boaters and nature enthusiasts. The town has a rich history, evident in its charming medieval church, Holy Trinity, and its array of Georgian and Victorian architecture. Loddon is well-served by local amenities, including shops, pubs, and schools, and is surrounded by beautiful countryside, making it a desirable location for both residents and visitors.







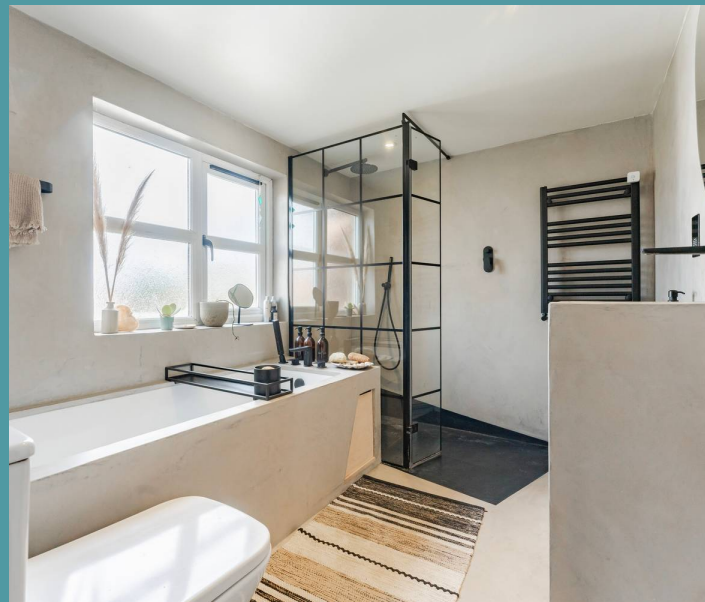
## 53 High Bungay Road

Loddon, Norwich

### High Bungay Road

This fully modernised contemporary cottage offers an industrial feel throughout. Boasting a bespoke, high-end finish that includes birch wood accents and seamless micro-cement detailing, this property is truly unique. The ground floor features an open-plan living space spanning over 23 feet, incorporating a stylish sitting area, dining space and a well-equipped kitchen with a central island and breakfast bar. French doors open to a private, low-maintenance garden, perfect for outdoor entertaining. With gas-fired underfloor heating throughout the ground floor, this home is designed with both comfort and practicality in mind.

The spacious layout continues upstairs, where two beautifully appointed bedrooms await, both featuring herringbone-style flooring and built-in storage. A bespoke family bathroom offers a luxurious four-piece suite, including a rainfall shower, bathtub and a custom-built micro-cement vanity unit. The industrial-inspired design ensures a sleek and easy-to-maintain space, ideal for modern living. Additional highlights include a cleverly concealed W.C. on the ground floor and ample storage throughout the property.







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Outside, the fully landscaped rear garden provides a tranquil environment with a split-level patio, perfect for outdoor dining. A versatile garden building, currently set up as a home office, is complete with French doors and herringbone flooring, making it a perfect space for remote working or additional living space. With parking available nearby and the potential for private off-road parking.

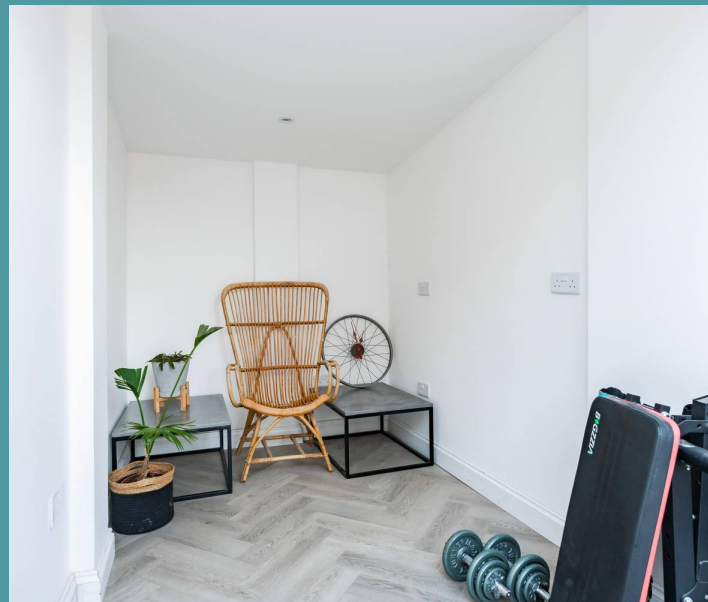
### Agents Note

We understand this property will be sold freehold.

Connected to all mains services.

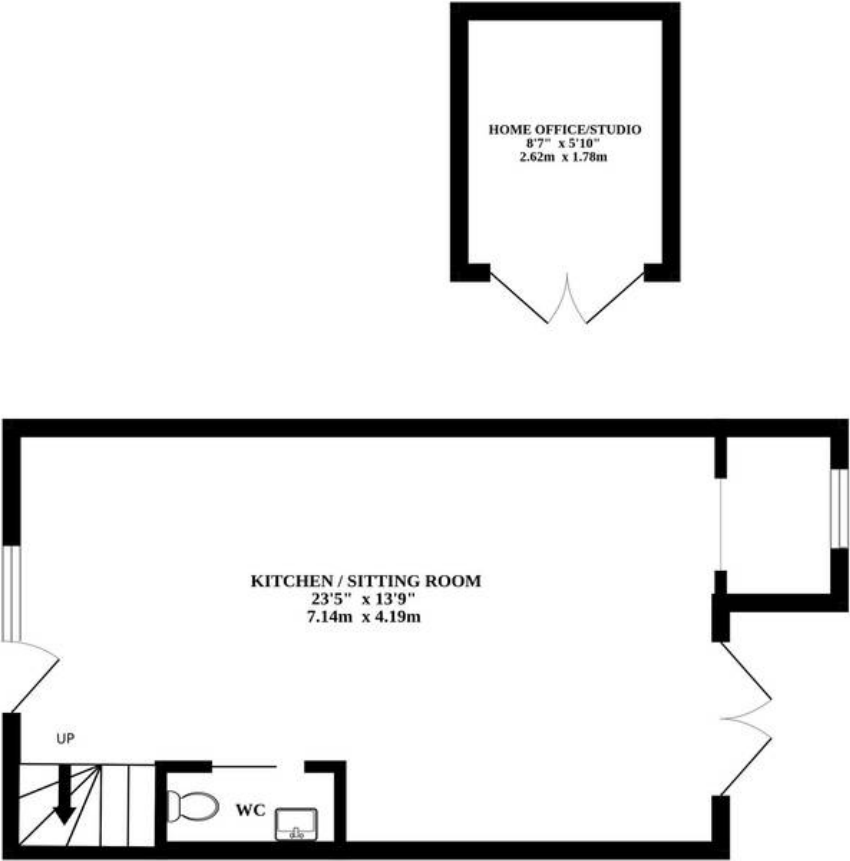
**Please Note: There is a share-of-freehold over the bathroom.**

**Council Tax - B**

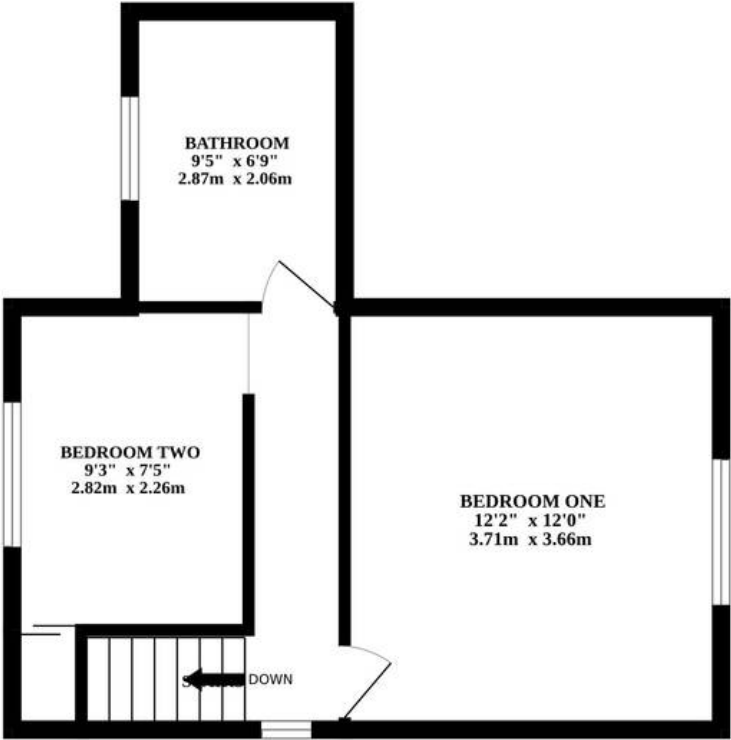




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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