



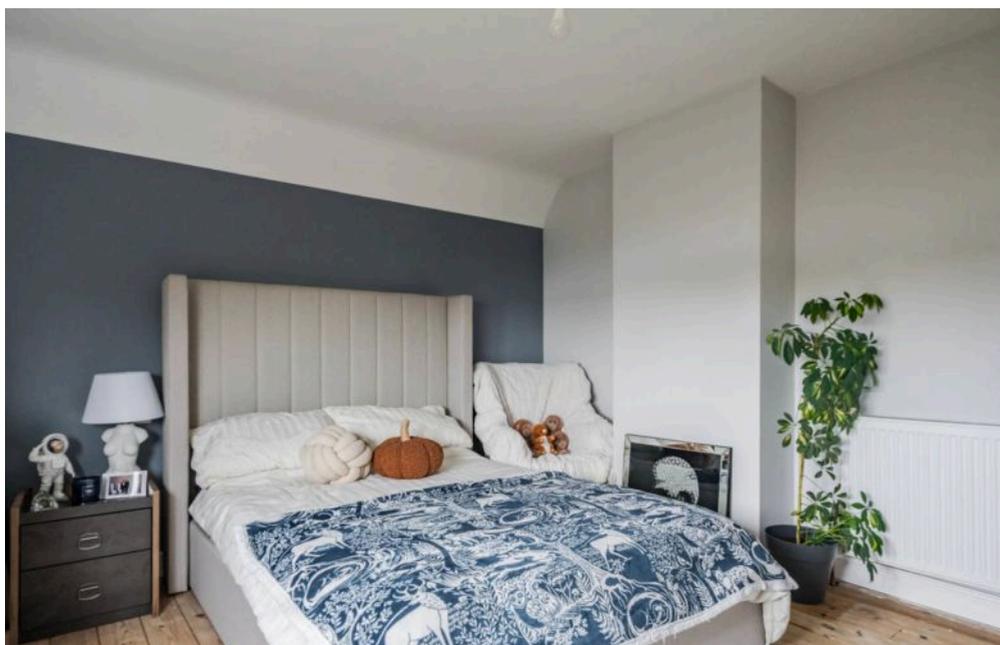
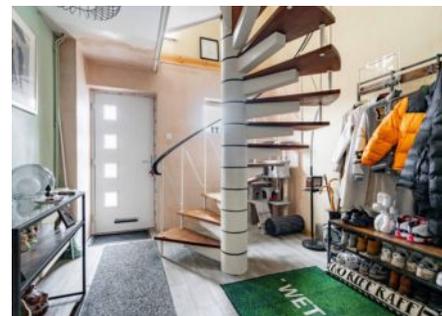
## 1 Cedar Drive, Loddon - NR14 6LE

£375,000 Freehold

This spacious and bright three-bedroom detached home is set in a sought-after location, offering the perfect family living environment. With an open-plan lounge and kitchen area, a versatile snug, and a striking spiral staircase adding character, the property provides both style and functionality. The enclosed rear garden offers plenty of space for outdoor enjoyment, while the garage and driveway provide off-road parking. Designed for comfort and practicality, this home offers modern features while feeling welcoming throughout.

## Location

Cedar Drive in Loddon is a peaceful and charming area, offering quiet residential living with easy access to local amenities. The village of Loddon is known for its friendly community and beautiful surroundings, with picturesque countryside nearby for those who enjoy outdoor activities. Within walking distance, you'll find a range of shops, cafes, and schools, making it ideal for families and professionals alike. The area is well-connected, with convenient transport links to nearby towns and the city, providing the perfect balance of rural tranquillity and accessibility.

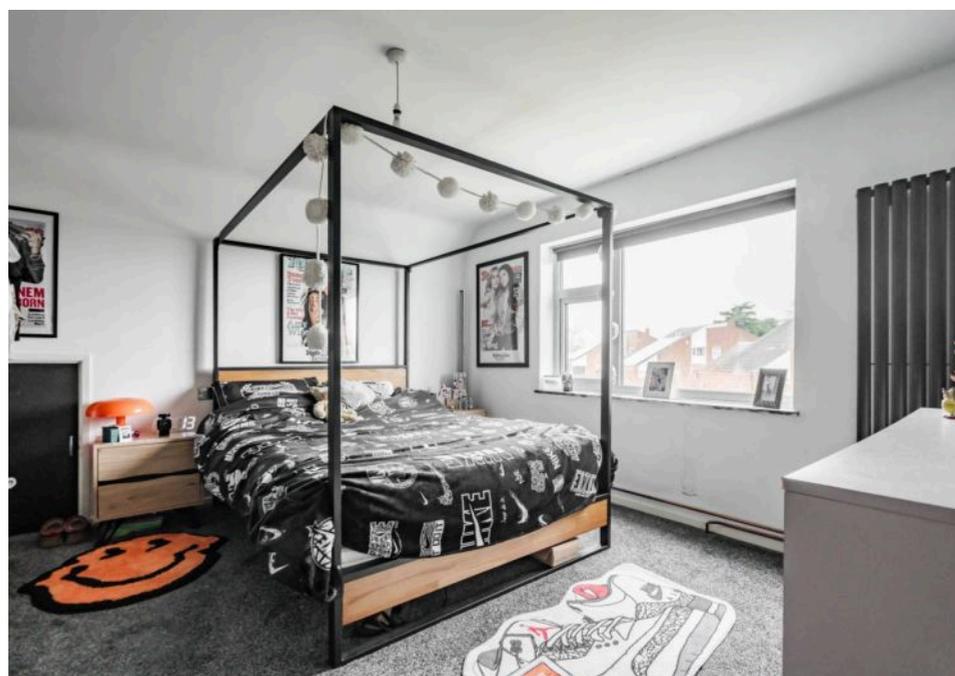
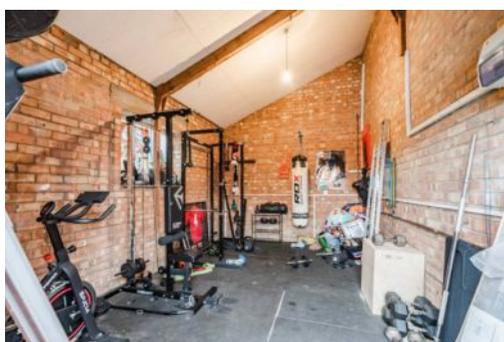


## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system-Gas Central Heating

Tax Council Band- C



## Cedar Drive, Loddon

As you step into the entrance hall, your attention is immediately drawn to the feature spiral staircase leading upstairs. To the side, the sitting room enjoys plenty of natural light from two large windows and features a fireplace, creating a warm and inviting space.

This area flows seamlessly into the open-plan kitchen, which is well-equipped with built-in cupboards, ample counter space, and French doors that open into the enclosed rear garden. The kitchen also benefits from a utility area with a door leading directly into the garden.

Additionally, you'll find a study and a versatile snug. Completing the ground floor is the family bathroom, fitted with a bath and overhead shower attachment.

Upstairs, the landing features matching railings to the spiral staircase, maintaining the home's character. There are two spacious double bedrooms, and the sunroom, which has large walk-in cupboards and potential to be converted into a third double bedroom.

The property benefits from double glazing and radiator heating throughout.

Outside, the enclosed rear garden offers a private space to relax.

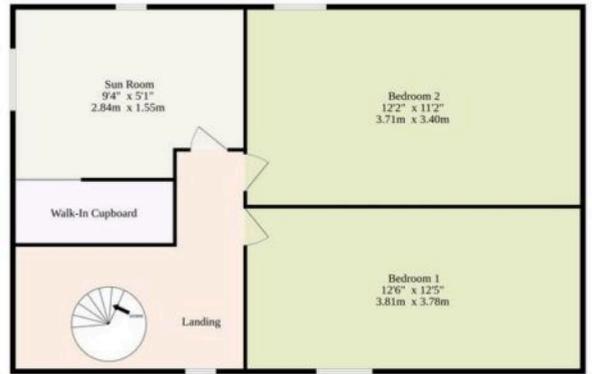
Off-road parking is provided by the garage and driveway.



Ground Floor  
917 sq.ft. (85.2 sq.m.) approx.



1st Floor  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

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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