



4 Town Farm Drive, Loddon  
Norwich



Guide Price £550,000 - £575,000  
Minors & Brady

## 4 Town Farm Drive

Loddon, Norwich

Experience the pinnacle of modern family living in this detached residence, perfectly positioned within one of Loddon's most sought-after developments. Built just a decade ago, this beautifully presented home offers spacious, flexible accommodation designed to adapt seamlessly to your lifestyle—whether you're entertaining guests in the stunning 23-foot sitting room with its decorative feature fireplace and French doors, working from the versatile home office, or enjoying relaxed family meals in the formal dining room that opens onto the garden. The kitchen/breakfast room, fitted with integrated appliances, flows naturally into a practical utility area, supporting busy modern life. Upstairs, four generous double bedrooms include a principal suite with a walk-in wardrobe and private en-suite, while a stylish family bathroom serves the remaining rooms. Outside, a private, landscaped garden with a pergola-shaded patio offers a serene space, complemented by ample off-road parking and a double garage for convenience and security. This exceptional home perfectly balances style, space, and practicality, offering a rare opportunity to enjoy a refined Norfolk lifestyle in the heart of Loddon.





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## 4 Town Farm Drive

Loddon, Norwich

- Guide price £550,000-£575,000
- Detached residence proudly positioned within a popular development, within the Norfolk town of Loddon
- Beautiful family home showcasing spacious and flexible accommodation that can adapt to your own preferences and style
- A flexible home office suitable for someone that works from home, with the option to be a snug, a playroom for young children or an additional bedroom if required
- A spacious and well-presented 23ft sitting room, accentuated by a decorative feature fireplace and French doors, inviting relaxation and entertaining
- Formal dining room with French doors that open out to the garden, creating an effortless flow for indoor-outdoor entertaining
- Kitchen/breakfast room equipped with quality cabinetry, an integrated double oven, a gas hob, a dishwasher, a fridge/freezer and a breakfast bar unit
- Four double bedrooms, one with a walk-in wardrobe and a private en-suite, whilst the remaining bedrooms share a modern family bathroom
- A private, landscaped garden featuring a patio area with a pergola and a laid to lawn with planted borders
- A driveway providing ample off-road parking for multiple vehicles and a double garage for secure parking or storage options



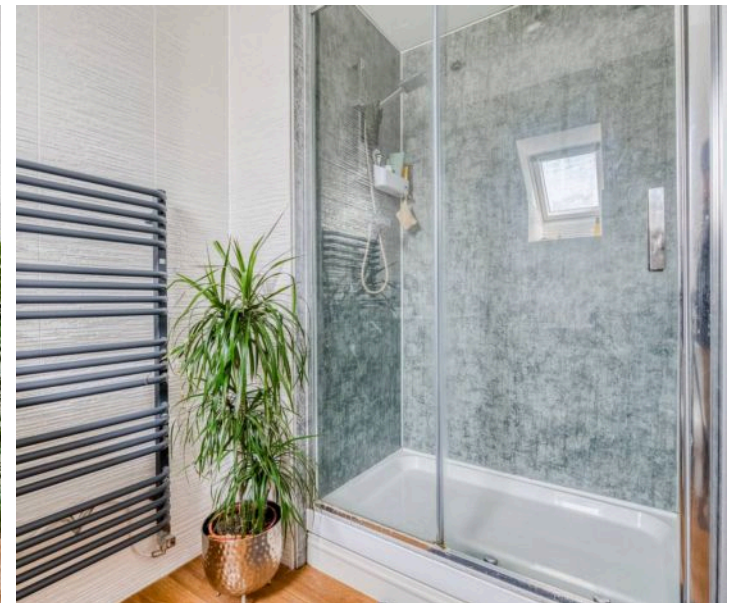
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## 4 Town Farm Drive

Loddon, Norwich

### Location

Town Farm Drive is a residential street located within the charming market town of Loddon in Norfolk. Within a short distance, residents can access a range of local shops, including convenience stores, a post office, a pharmacy, and several independent retailers offering everyday essentials and specialty goods. Families benefit from the close proximity to well-regarded schools such as Loddon Infant and Nursery School and Loddon Junior School, making it an ideal location for those with young children. For secondary education, Hobart High School serves the community, all within a short drive or bus ride. Healthcare facilities nearby include a local medical practice, dental clinics, and pharmacies, ensuring convenient access to health services. Transport links are strong, with regular bus routes connecting Loddon to nearby larger towns like Norwich and Great Yarmouth, while the A146 road offers quick road access for commuters. The town also benefits from community amenities such as a library, parks, and leisure centres, contributing to a friendly and vibrant atmosphere for residents of Town Farm Drive.



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Step through the welcoming entrance hall, where an abundance of natural light creates an inviting and airy atmosphere. Practical touches such as storage cleverly tucked beneath the stairs and a convenient guest WC set the tone for everyday ease. To the front, a versatile room awaits, ideal as a dedicated home office for remote working, a snug, a lively playroom for little ones, or even a peaceful guest bedroom, offering flexible solutions for modern living.

At the heart of the home lies the impressive 23ft sitting room, a serene space defined by a decorative fireplace and French doors that open seamlessly to the garden. This cosy setting encourages relaxation or lively entertaining with loved ones. Internal double doors lead into the formal dining room, which also benefits from French doors, inviting an effortless flow between indoor and outdoor living, perfect for alfresco dining or summer gatherings.

The kitchen/breakfast room is equipped with quality cabinetry and integrated appliances, including a double oven, a microwave/oven, a gas hob, a built-in dishwasher, and a fridge/freezer. A stylish breakfast bar offers a casual dining option, while the adjoining utility room ensures practicality with space for laundry appliances and additional storage, keeping the home beautifully organised.



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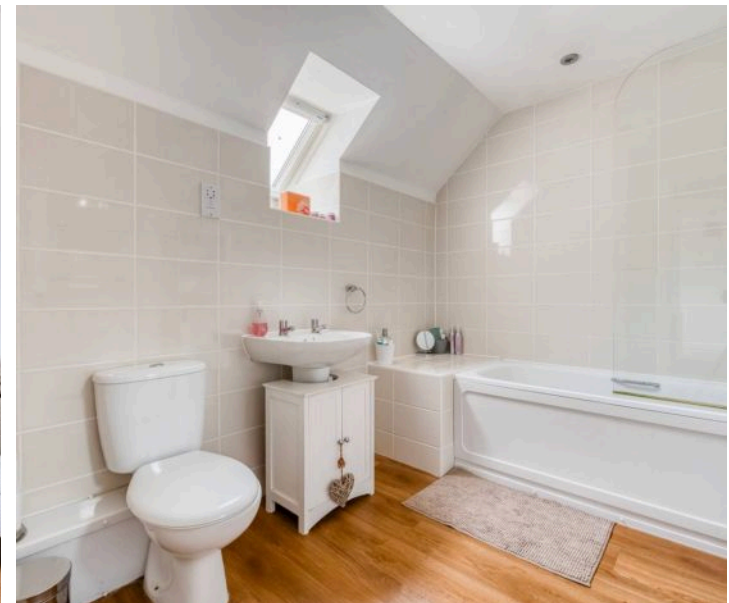
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Upstairs, four generous double bedrooms offer the utmost comfort and privacy. The principal bedroom flaunts a private walk-in wardrobe and an en-suite shower room, while the remaining bedrooms share a modern family bathroom, thoughtfully designed to accommodate all residents in the household.

Outside, the lifestyle appeal continues with a private, landscaped garden. The patio area, shaded by a charming pergola, invites leisurely outdoor dining or quiet contemplation amidst the planted borders and maintained lawn. At the front of the residence is a driveway providing ample off-road parking for multiple vehicles and a double garage, offering secure parking, extra storage, or a potential workspace.

Perfectly positioned in a vibrant community, it provides the ideal setting for family life, blending comfort, style, and flexibility in every room. Discover the perfect place to create lasting memories in the heart of Loddon.



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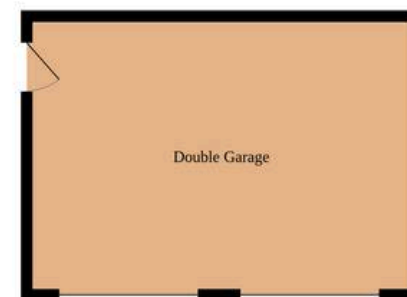
Ground Floor  
915 sq.ft. (85.0 sq.m.) approx.



1st Floor  
917 sq.ft. (85.2 sq.m.) approx.



Double Garage  
281 sq.ft. (26.1 sq.m.) approx.



Sqft Does Not Include The Garage

TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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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