



43 Cannell Road, Loddon

Norwich



Minors & Brady

A deceptively spacious and versatile home, tucked away in a peaceful cul-de-sac and offered with no onward chain. This thoughtfully extended semi-detached property offers flexible accommodation designed to adapt to a variety of lifestyle needs, with well-balanced living spaces throughout. The generous layout includes multiple reception areas, a well-equipped kitchen and the potential for ground floor bedroom or home office use. Outside, a substantial private driveway provides extensive off-road parking, while the sunny rear garden enjoys a high degree of privacy. Excellent storage solutions are found both inside and out, including a boarded loft room and a substantial concealed store. Combining practicality, flexibility and a sought-after location, this is a home perfectly suited to modern family living.

- Peacefully positioned away from passing traffic within a sought-after residential setting
- Adaptable accommodation suitable for family living, home working or multi-generational arrangements
- Bright kitchen breakfast room featuring a bay window and excellent everyday functionality
- Useful walk-in pantry providing valuable additional household and grocery storage
- Ground floor cloakroom enhancing convenience for residents and visiting guests
- Direct access to the garden from the rear reception space, ideal for indoor-outdoor living
- Principal bedroom benefitting from fitted wardrobe storage
- Fully boarded loft room with skylight
- Mature rear garden designed for ease of enjoyment with established planting and lawned areas
- Discreetly accessed substantial storage area ideal for bicycles, outdoor equipment and seasonal items





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Loddon, Norwich

The Location

Set in the heart of the thriving market town of Loddon, this attractive home enjoys a peaceful setting whilst remaining exceptionally well-connected.

Renowned for its strong sense of community and picturesque location on the edge of the Norfolk Broads, Loddon offers an enviable balance between countryside charm and everyday convenience.

The property is ideally positioned close to a range of local amenities, including independent shops, cafés, pubs, restaurants, a doctors' surgery and supermarkets, ensuring day-to-day essentials are always within easy reach. Families are particularly well-catered for, with the highly regarded Hobart High School nearby, alongside Loddon Infant and Junior Schools.

For those who enjoy the outdoors, the town's riverside setting provides beautiful walks, scenic cycling routes and easy access to the Broads National Park, offering endless opportunities to explore the surrounding natural beauty. The nearby River Chet adds to the area's appeal, creating a tranquil backdrop that residents can enjoy throughout the year.

Despite its peaceful atmosphere, Loddon remains conveniently connected. The market town of Beccles lies approximately six miles away, offering a wider range of shopping, leisure and transport facilities, while Norwich city centre can be reached in around 25 minutes via the A146, providing access to excellent retail, dining and cultural attractions. Regular bus services further enhance connectivity, making travel to surrounding towns and the city straightforward for both commuters and leisure travellers.



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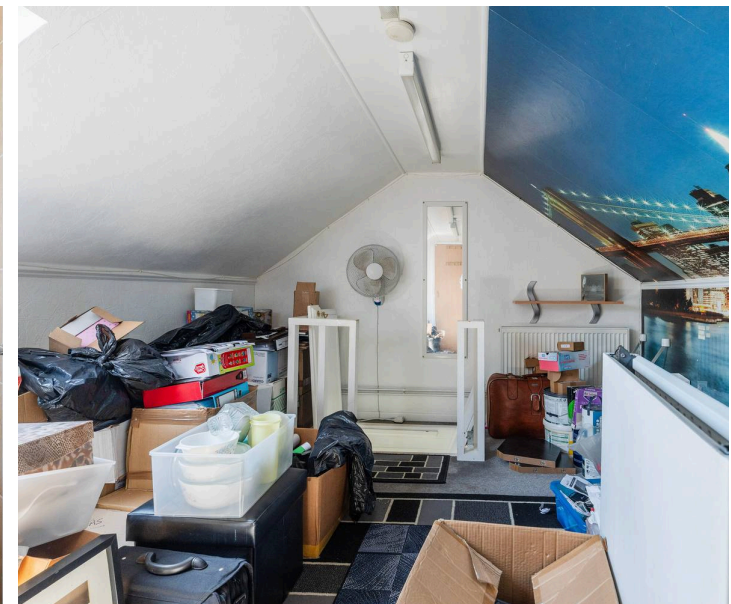
Cannell Road, Loddon

Occupying a tucked-away position within a quiet and highly sought-after cul-de-sac, this superbly presented and thoughtfully extended semi-detached home offers an exceptional blend of space, flexibility and practicality. Benefitting from no onward chain, the property is perfectly suited to families, downsizers or those seeking versatile living accommodation in a peaceful yet convenient setting.

Having been extended to the side, the home now provides adaptable accommodation that can easily evolve to suit changing lifestyle requirements. The welcoming entrance hall creates an excellent first impression and serves as a central link between the original home and the extension, resulting in a natural flow throughout the ground floor.

The kitchen breakfast room forms the heart of the home and is both stylish and functional. Enjoying a bright front-facing bay window, it offers ample work surface space, fitted units, integrated appliances and the added benefit of a substantial walk-in pantry, providing excellent storage for everyday family living. The spacious sitting room enjoys attractive views over the rear garden, creating a comfortable and relaxing environment for both entertaining and unwinding.

One of the property's standout features is its versatility. The extended accommodation provides an additional reception room or ground floor bedroom, making it ideal for multi-generational living, visiting guests, a home office or hobby room.



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A convenient cloakroom further enhances the practicality of this space. To the rear, a light-filled garden room offers another flexible reception area with direct access to the garden, seamlessly connecting indoor and outdoor living.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. These are complemented by a well-appointed family bathroom. Adding further practicality is a fully boarded loft room with skylight and useful storage space, ideal for those requiring additional room for belongings.

Outside, the property continues to impress. A private driveway provides ample off-road parking for multiple vehicles, with plenty of space for larger vehicles such as a motorhome, caravan or trailer. The generous parking provision is a rare and highly desirable feature for homes within this type of location.

The rear garden enjoys a sunny aspect and offers a wonderful degree of privacy. Predominantly laid to lawn and enclosed by mature planting, it provides an attractive setting for outdoor dining, entertaining or simply relaxing. Several useful sheds offer excellent storage, while a particularly unique feature is the substantial concealed storage area accessed discreetly from the driveway, ideal for bicycles, gardening equipment and outdoor furniture.

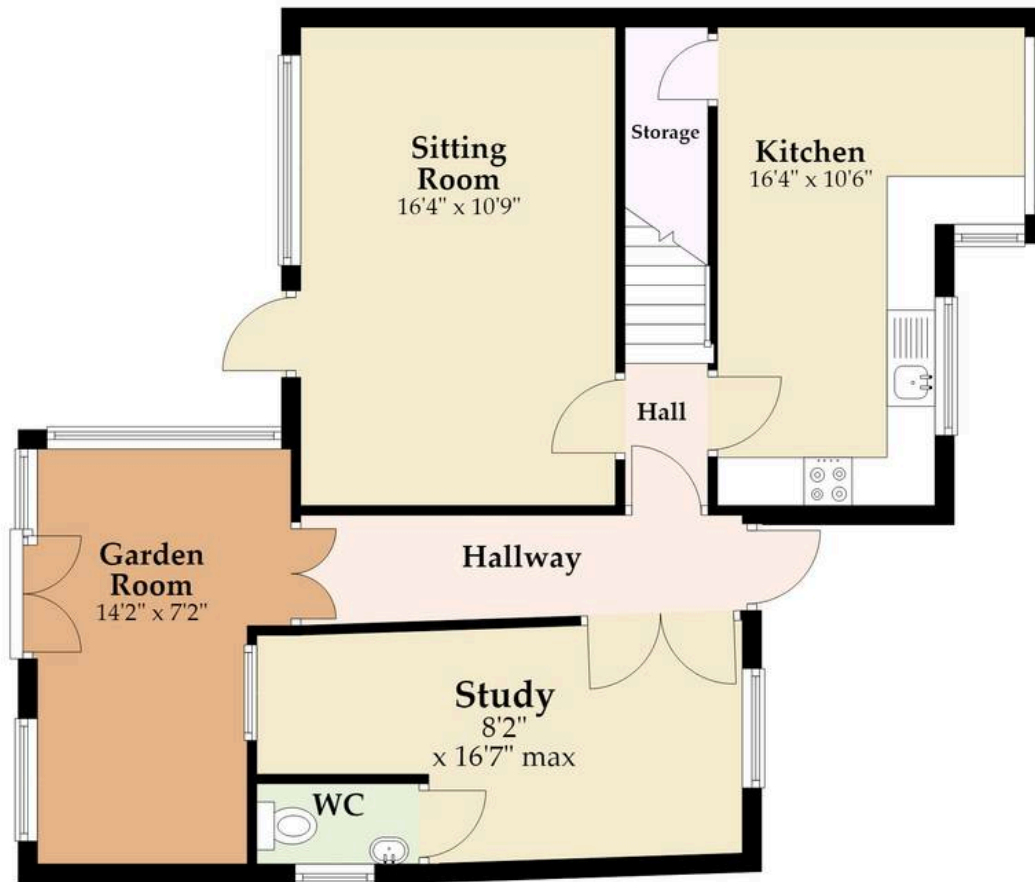
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 724.2 sq. feet



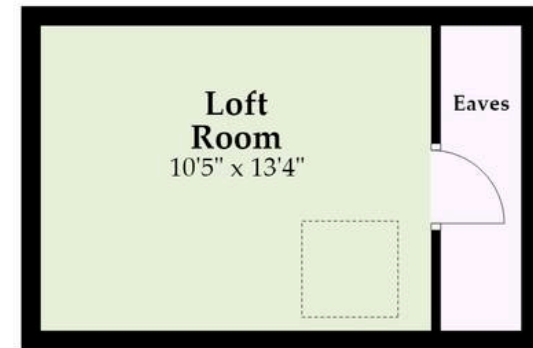
First Floor

Approx. 373.1 sq. feet



Second Floor

Approx. 170.9 sq. feet



Total area: approx. 1268.3 sq. feet

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.

Plan produced using PlanUp.

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Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
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Minors & Brady
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