



*Thorpe Road,
Haddiscoe, Beccles.*



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ESTATE AGENTS

Beccles - 6.1 Miles

Loddon - 6.6 Miles

Norwich - 16.7 Miles

Southwold - 18.8 Miles

Situated on this quiet road in the village of Haddiscoe we are pleased to bring to the market this beautifully presented, three double bedroom family home. The property has undergone an extensive refurbishment by the current owners creating a clean modern living experience whilst retaining much of the character and charm of the home. The generous accommodation boasts an 18.ft Sitting Room, bright, spacious Kitchen/Dining Room, Rear Lobby, Utility Room and Cloakroom to the ground floor. Upstairs three Double Bedrooms lead off the landing along with the Bathroom fitted to the exceptional standard found throughout. Outside the plot boasts super enclosed gardens front and rear with ample off road parking.



Property

Pushing open the decorative front door we step into this impressive home via the entrance hall where the feeling of space and light that flows throughout the property is instantly apparent. Doors to either side open to our living areas whilst an attractive timber staircase rises to the first floor landing. Oak effect flooring lines the floor and flows into the sitting room. At over 18.ft long this superb dual aspect room is soaked in natural light. A wood burning stove commands a cosy focal point to the room. Stepping across the hall we find the kitchen diner where the impeccable standard of finish becomes even more apparent. A range of modern units are set against solid wooden worktops that incorporate an inset butler sink and electric hob with oven fitted below. Attractive tiles line the floor and continue into the hall, utility and cloakroom. Two windows again fill the room with light whilst inset ceiling lights enhance the working space in the evenings and a large pendant light is set below the dining area for softer lighting when entertaining. A door from the kitchen opens to the rear hall which leads to the garden via the rear lobby. Internally the hall leads to the cloakroom and separate utility, where we find our newly fitted hot water system and large storage cupboard. On the first floor we step onto the impressive landing where a window looks onto the rear garden. To our right we find our first two double bedrooms. The larger set to the front enjoying a view of the ample frontage and complemented by an original feature fireplace. The slightly smaller is set to the rear and looks onto the south facing garden. Across the landing the master bedroom boast an impressive space with two windows looking to the front aspect. An original feature fire again adds to the original character and stripped pine floorboards compliment the room as found in all of the bedrooms. Completing the accommodation we find the bathroom echoing the excellent standard throughout the home. A fitted bath with shower and screen over is fitted along with a wash basin, w/c and towel rail all of which contrast against the stunning tiled walls.







Outside

From Thorpe Road we approach the property via the extensive driveway that passes the front garden and the side of the house. A path leads us to the front door whilst an extensive lawned front garden is framed with new timber fences and established shrubs providing exceptional privacy to the space. The garden is of such a size that could form a much larger parking area if required whilst being a blank canvas for a budding gardener if preferred. At the rear the property enjoys a southerly aspect benefitting from the best of the sun throughout the entire day. Again mainly laid to lawn this wonderful space offer a mass of potential for a keen gardener or simply keep as lawn for a growing family to play, relax and enjoy. The new timber fencing encloses the space and a good size shed/workshop is in situ.

Location

Haddiscoe is a semi-rural village on the A143, a short drive from the market town of Beccles. The village has a pub and train station that provides links between Norwich and Lowestoft. Access to the river is easily obtained from Burgh St Peter close by. Beccles is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Mains Electricity.
Mains Water.
Mains Drainage.
Newly Fitted Electric Heating.
Energy Rating: TBA

Local Authority:

South Norfolk Council
Tax Band: B
Postcode: NR14 6PW

Tenure

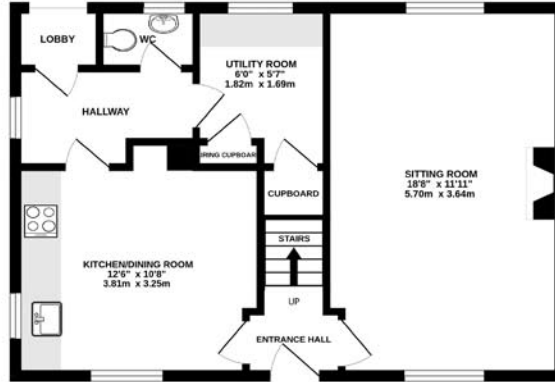
Vacant possession of the freehold will be given upon completion.

Agents' Note

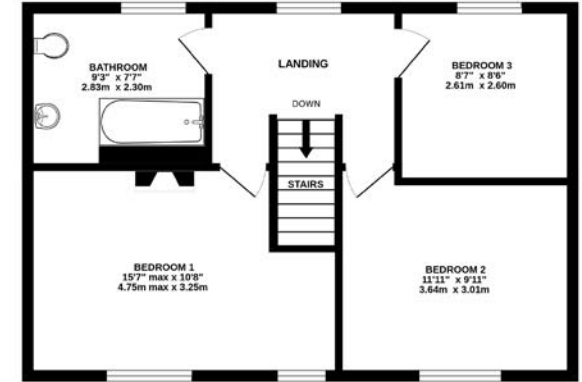
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £280,000

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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To arrange a viewing, please call 01986 888160

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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