

THE STREET

# Haddiscoe, Norwich NR14 6AA

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Cottage
- Potential to Extend (stp)
- Sitting Room with Wood Burner
- Fitted Kitchen & Conservatory
- Two Double Bedrooms
- Family Bathroom
- Private Gardens
- Driveway & Gated Parking

#### IN SUMMARY

Dating back to the 1800's this PROMINENT semi-detached COTTAGE offers POTENTIAL to EXTEND (stp), with SECLUDED GARDENS and off-road PARKING. Providing a RURAL ESCAPE between Gorleston and Beccles, the property is ideal for a buyer who needs GREAT ACCESS, but seeks a more scenic setting. Heading inside, the SPACIOUS SITTING ROOM is centred around a feature fire place and cast iron WOOD BURNER. The KITCHEN is fully fitted, and leads to a useful CONSERVATORY which is an ideal porch entrance or further seating area. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, along with a family bathroom.

#### SETTING THE SCENE

Set back but fronting the main road through Haddiscoe, a well stocked and mature frontage can be found, with the twin driveway providing side by side parking, at the end of the rear garden.

#### THE GRAND TOUR

Heading in the front, a useful porch entrance offers coat and shoe storage, with a further door straight into the main sitting/dining room. Centred around the feature brick built fire place, an inset cast iron wood burner can be found, with electric storage heating, window to front, stairs to the first floor landing, and space for a table under. A door leads into the fitted kitchen, with a range of wall and base level units, and space for an electric cooker, fridge, freezer and washing machine. Your eyes are taken to the rear garden view, whilst a further door leads to a conservatory which is used as a great seating area, but also a useful porch entrance. Upstairs, off the landing you find the family bathroom, a three piece suite with a shower over the bath and tiled splash backs. The two bedrooms are double in size, one with a built-in cupboard, and both with light and bright aspects.

#### THE GREAT OUTDOORS

A fantastic sized rear garden can be found, with a wealth of mature planting which creates a canopy in the summer months. Various planting can be found, with enclosed boundaries, planted beds and a useful rear access. From the rear of the property, a patio can be found, which offers an ideal outside entertaining space. A gate at the rear leads into the parking area.



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#### OUT & ABOUT

The village of Haddiscoe comprises a couple of public houses and St Mary's Church which is Grade 1 listed building, a village hall which offers local events and a population of approximately 500. This south Norfolk village is situated 18 miles south east of the City of Norwich, on the A143 road west of the coastal town of Lowestoft. The market town of Beccles is within easy driving distance and this has a wide range of amenities including schools, shops, restaurants, supermarkets etc. Beccles also provides a train link to London Liverpool Street via Ipswich, while Haddiscoe Station has trains to Norwich and Lowestoft. Local Primary Schools nearby at Toft Monks and Loddon, with Hobart High School also at Loddon.

#### FIND US

Postcode : NR14 6AA

What3Words : ///stance.announce.narrates

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>  
712.44 ft<sup>2</sup>  
66.19 m<sup>2</sup>

Reduced headroom

10.99 ft<sup>2</sup>  
1.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.