

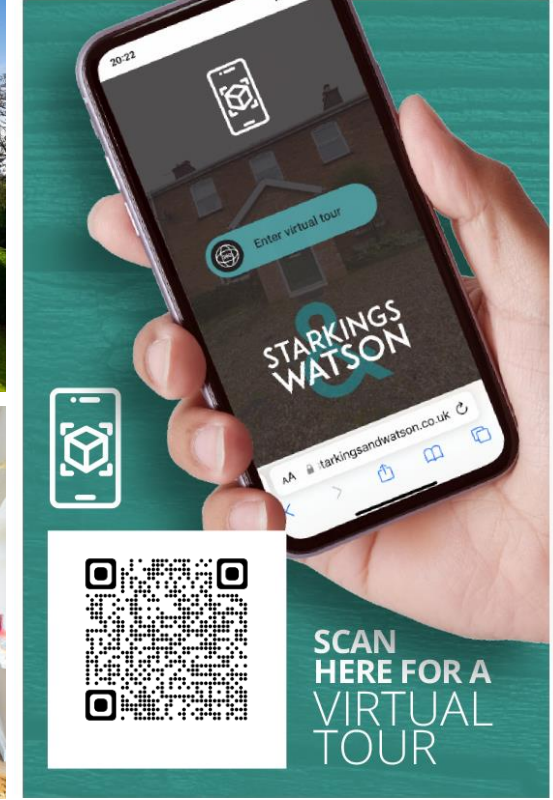
RECTORY ROAD

Haddiscoe, Norwich NR14 6PG

Freehold | Energy Efficiency Rating : D

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

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- Extended & Modernised Cottage
- Stunning Panoramic Countryside Views
- Sitting/Dining Room with Open Fire
- Modern Kitchen/Breakfast Room
- Garden Room with Wood Burner
- Study & Utility Room
- Two Double Bedrooms
- Substantial Gardens & Off Road Parking

IN SUMMARY

This EXTENDED and MODERNISED COTTAGE occupies a BEAUTIFUL NON-ESTATE SETTING, with PANORAMIC GARDEN and FIELD VIEWS. With a FLEXIBLE and OPEN PLAN LAYOUT, the property offers the PERFECT BLEND of MODERN and CHARACTER LIVING, ensuring excellent natural light flows into the property. The hall entrance leads to a 24' OPEN PLAN sitting/dining room with a feature OPEN FIRE and ample space for entertaining. The 19' KITCHEN flows in an open plan arrangement to incorporate a BREAKFAST BAR, WOOD BURNER, vaulted ceiling and a full width row of windows and doors to the garden. From the kitchen, a STUDY, W.C and UTILITY ROOM with a door to front can be found. Upstairs, TWO DOUBLE BEDROOMS lead off the landing, along with a TRULY STUNNING shower room which has been completed to the highest of standards. The GARDEN is substantial and terraced, providing various sections, leading down at a slope, with seating area, a pond and WORKING GARDEN.

SETTING THE SCENE

Sitting on a country road and overlooking greenery and trees, parking can be found on the paved area, with a planted frontage, with steps down to the main entrance and utility room entrance door.

THE GRAND TOUR

Heading inside, a porch entrance opens to a hall entrance with wood flooring and stairs rising to the first floor. Exposed timber beams line the walls and ceiling, with a door heading into the main sitting room. Open plan and centred on a brick built fireplace with an open fire, fitted carpet and wood flooring separates the sitting and dining areas, with a built-in cupboard to one end. An arch and door way allow natural light to flow, whilst leading into the open plan kitchen/breakfast room. Starting in the kitchen, ample storage can be found with curved edge units and work surfaces forming a central island with breakfast bar. An inset electric hob and built-in electric double oven are integrated with an extractor fan over and attractive tiled splash backs. Appliances include an integrated fridge, and space for a dishwasher, with a door leading to the adjacent study and utility room beyond. The breakfast room area forms a further reception room, sitting under a vaulted ceiling, with space for a table and soft furnishings. Attractive wood flooring runs under foot, with a feature cast iron wood burner, and uPVC double glazed windows and French doors onto the rear garden. Heading into the study, a stable door takes you to the garden, with tiled flooring under foot, ensuring the room offers many uses, whilst sitting under recessed spotlights and a velux window for excellent natural light. The utility room leads off, with exposed brick work, built-in storage, space for laundry appliances and the oil fired central heating boiler. A window and door face to front, whilst a useful W.C offers a white two piece suite with tiled splash-backs. Heading upstairs, timber beams line the walls and ceiling, leading to the two double bedrooms, including the main bedroom with stripped wood flooring and a range of built-in storage, and the carpeted second bedroom. The luxury shower room sits to the rear, completed to a high specification and boasting a four piece suite. With ample storage, a large vanity sink, fully tiled walls, and a large rainfall shower, amazing views can be



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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enjoyed to the rear.

THE GREAT OUTDOORS

Heading outside a terraced decking area leads out, offering an ideal entertaining space with far reaching views. Access leads to the side where the oil tank can be found, whilst steps lead down. Well planted, and landscaped at each level, you head down to a plum slate section with various mature planted beds and seating space, with a pond below, raised beds, and a working garden at the far end, including vegetable beds and various storage sheds.

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 6PG

What3Words : ///owls.consoles.terribly

VIRTUAL TOUR

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

AGENTS NOTE

Vehicular access leads to the bottom of the garden, where further parking could be created if required.

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.

(1) Excluding balconies and terraces

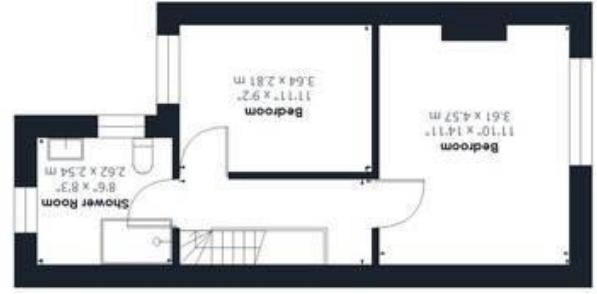
Approximate total area^m

1218.58 ft²

113.21 m²



Floor 3



Ground Floor

