

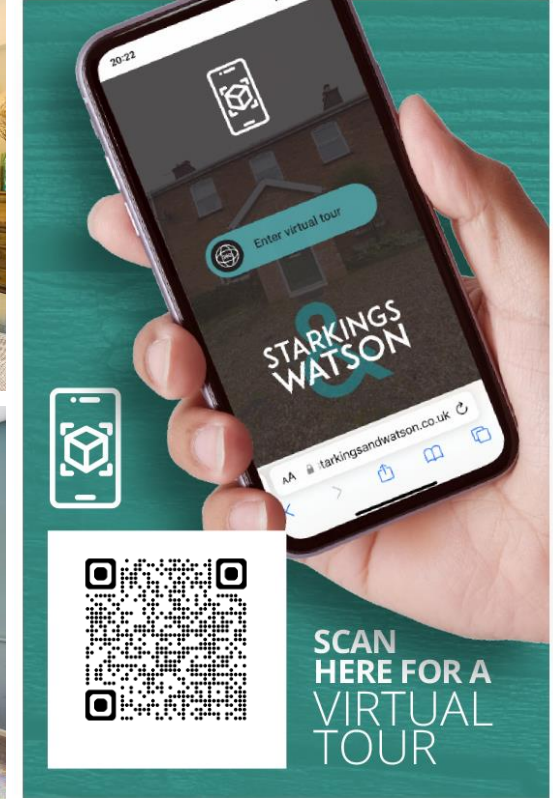
STATION ROAD

# Haddiscoe, Great Yarmouth NR31 9JA

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Mid Terrace Cottage
- Wonderful Secluded Location
- Excellent Access For Train Station & Rail Links
- Presented In Excellent Order
- Two Reception Rooms
- Separate Kitchen & Ground Floor Bathroom
- Three Ample Bedrooms
- Private Gardens Front and Rear

#### IN SUMMARY

This CHARMING MID TERRACE STATION COTTAGE is set in a unique rural location, having been lovingly renovated by the previous and current owner. Situated just off the platform within an enviable and secluded position the cottage is perfect for those looking for a quiet life yet still with EXCELLENT TRANSPORT links to either the coast at LOWESTOFT or NORWICH in the other direction. Internally the renovated cottage offers a porch entrance, TWO GENEROUS and BRIGHT RECEPTIONS, a RE-FITTED KITCHEN and family bathroom all on the ground floor. On the first floor there are THREE AMPLE BEDROOMS. Externally you will find PRIVATE GARDENS to the front and rear. The property benefits from uPVC DOUBLE GLAZING and ELECTRIC CENTRAL HEATING SYSTEM and would make an ideal retreat, holiday home or first time purchase!

#### SETTING THE SCENE

With a unique approach, the property can be found at the end of Station Road where the road meets Haddiscoe train station. Leaving the car in the station

car park, cross the train track onto the opposite side platform walking approx. 200 yards where you will find a row of three cottages. There is a gate and steps leading onto a private front garden with the main access door to the front of the cottage.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a useful porch entrance with space for coats and shoes. This in turn leads to the main sitting room to the front with feature fireplace (with capped off flue pipe for a stove if required). Beyond the sitting room is the dining room or second reception with stairs to the first floor and another feature fireplace. The well fitted kitchen is found beyond with a range of units and wooden worktops over. There are integrated appliances to include an oven and induction hob as well as freestanding dishwasher and fridge, and an integrated freezer with a fitted cupboard housing the washing machine as well as a rear door leading to the garden. Beyond is the family bathroom with bath and shower over. Heading up to the first floor landing there is access to the three bedrooms. To the front a single bedroom and adjacent double with built in wardrobe. The main bedroom is found to the rear overlooking the rear garden.

#### THE GREAT OUTDOORS

The private and enclosed rear garden can be found off the kitchen to the rear with a paved patio terrace and well-kept lawns. There are planting borders as well as gated access to the rear providing a rear access.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



## 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 : NR31 9JA

What3Words : ///moved.panting.grafted

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised of the following details:

Mains electricity and water are connected. Heating is provided by an electric wet central heating system. Drainage is via a private septic tank of which the tank for this property and next doors, within the row of cottages are located in the neighbours garden. The 3<sup>rd</sup> property has their own tank on their garden. The normal procedure is that all tanks are emptied at the same time. The property is located off the platform of the train station with trains heading either the Lowestoft or Norwich every hour. Parking options are available in the station car park or beyond. Ask the agent for further details.

**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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**GIRAFFE360**

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

⌵ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**

755.63 ft<sup>2</sup>  
70.2 m<sup>2</sup>

**Reduced headroom**

0.79 ft<sup>2</sup>  
0.07 m<sup>2</sup>

**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

