



Church Lane, Haddiscoe - NR14 6PB

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Church Lane

Haddiscoe, Norwich

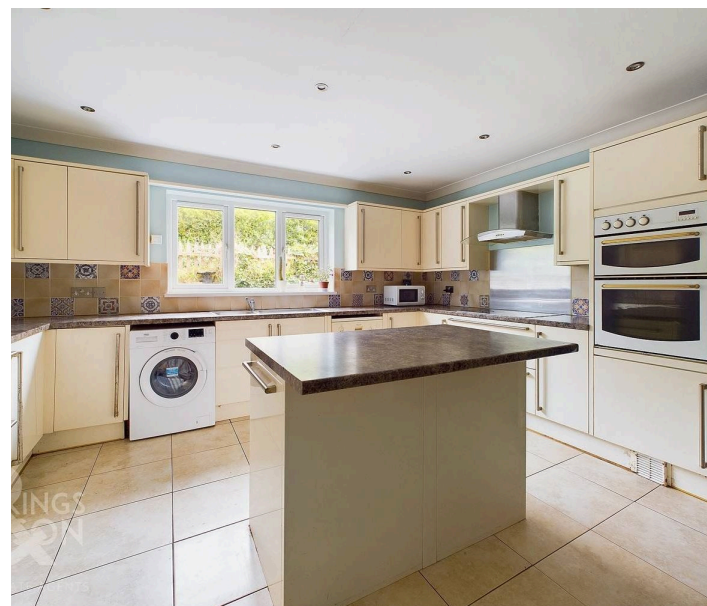
This DETACHED BUNGALOW offers a SELF-CONTAINED ANNEXE and a plot of approximately 1.27 ACRES (stms), with RURAL VIEWS, and transport links to GORLESTON, BECCLES and beyond! Occupying a PRIVATE ROAD position, the property is screened from the road, and it is only when stepping inside that you can appreciate the 2500+ sq ft (stms) of accommodation! Offering a high level of versatility, the property includes SOLAR PANELS producing in the region of £400 PA, whilst the ANNEXE has been let at up to £600 PCM. The principal living spaces include the 22' SITTING ROOM with FRENCH DOORS overlooking the garden, study/dining room, KITCHEN/BREAKFAST ROOM with island, CONSERVATORY, THREE BEDROOMS and the family bathroom, along with a MAIN BEDROOM and EN SUITE to the first floor. The DOUBLE GARAGE adjoins the property, whilst the ANNEXE is also adjoined to the property, with its own INDEPENDENT ACCESS from the road, and an open plan SITTING ROOM/KITCHEN, along with an EN SUITE DOUBLE BEDROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow & Annexe
- Approx. 1.27 Acre Plot (stms)
- Income Generating Solar Panels
- Flexible Layout & Design
- Two Reception Rooms
- Four Bedrooms + Annexe
- Rural Views & Setting
- Double Garage & Gated Driveway



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.

SETTING THE SCENE

Fronting the private road, mature hedging screens the property, with an open access to the annexe driveway, and double timber gates opening to the main sweeping driveway, double garage and gated gardens. A hard standing footpath leads to the front door, where the oil tank can also be found.

THE GRAND TOUR

Heading inside the main property, the entrance hall is finished with tiled flooring for ease of maintenance, with stairs rising to the first floor main bedroom, and doors leading off to the main living space. The kitchen sits to your left, offering a comprehensive range of wall and base level units with complimentary rolled edge work surfaces, and inset electric ceramic hob with stainless steel splash back and extractor fan, built-in eye level electric double oven, tiled flooring, space for fridge freezer, dishwasher and washing machine, moveable central island and breakfast bar, and a door to the side entrance where the annexe can be found. The adjacent study/dining room is a functional room with tiled flooring. Offering a spacious entertaining room the sitting room boasts dual aspect twin uPVC double glazed French doors overlooking and opening up to the





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garden, feature exposed brick fireplace with inset cast iron wood burner with tiled hearth, and oak parquet flooring. Three double bedrooms can be found downstairs, with various built-in storage, and accessed off an inner hallway, and all served by the family bathroom with tiled walls and a shower over the bath. The conservatory is accessed externally and offers additional reception space.

Offering a wealth of possibilities on the first floor, is the main bedroom and en-suite, or storage space for those seeking accommodation all on one level. A large loft area exists, with further potential to convert (stp). Finished with fitted carpet and a uPVC double glazed window to rear, velux windows face to the side for additional light, whilst an extensive range of built-in bedroom furniture includes a triple wardrobe and double wardrobe x2. The three piece en-suite comprises a low level W.C, pedestal hand wash basin, and panelled bath with thermostatically controlled shower.

The annexe offers an open plan living space with wood effect flooring, uPVC double glazed window to front and rear, double glazed French doors to rear and space for soft furnishings. The fitted kitchen offers a range of wall and base level units with complimentary rolled edge work surfaces, inset electric ceramic hob and built-in electric double oven with stainless steel splash back and extractor fan. A double bedroom and en-suite lead off, complete with a three piece suite comprising a low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled walls and flooring.

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THE GREAT OUTDOORS

The property sits towards the front of the plot, which extends to approximately 1.27 acres (stms). The garden is mainly laid to lawn, with various trees, fruit trees and shrubbery, direct gated access from the driveway for vehicles, and a raised decked seating area which extends from the sitting room, with amazing views across the valley. Huge potential exists for further landscaping, a pond and other seating areas, along with outbuildings. There is also extensive parking at the property, including a double garage complete with an up and over door to front, door to side, power and lighting.

Double garage - 2 Parking Spaces

Driveway - 6 Parking Spaces

AGENTS NOTE

The property is sold across two land registry title deeds. The property uses a private septic tank.



20:22

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2535.34 ft²
235.54 m²

Reduced headroom

38.07 ft²
3.54 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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