



The Street, Haddiscoe - NR14 6AA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Haddiscoe, Norwich

Nestled in a SERENE NON-ESTATE SETTING, this detached COTTAGE STYLE CHALET home offers the allure of countryside living with modern comforts - set upon an approximate 0.58-ACRE PLOT (stms). Welcoming with CHARM and a WARM INVITING FEEL, the property boasts a generous 1204 sq. ft (stms) of accommodation, starting from the GALLERIED HALL ENTRANCE with a VELUX WINDOW above. The property features a BAY FRONTED SITTING ROOM with a feature OPEN FIRE, well-appointed kitchen including a USEFUL UTILITY ROOM, and an adjacent DINING ROOM with FRENCH DOORS leading out to the expansive garden. With up to FIVE INVITING BEDROOMS, with one on the ground floor, a family bathroom, and a separate SHOWER ROOM ensure there is ample space for everyone to unwind. Predominantly laid to LAWN and enjoying a SOUTH FACING ASPECT, borders of a variety of mature shrubbery, trees, and hedging promise both tranquillity and SECLUSION. A collection of OUTBUILDINGS presents diverse storage solutions, including the main garage positioned conveniently at the side of the property with a side access door and window.



Beyond, a timber-built garage and a central brick garage, paired with a concrete pad, offer further storage options. A delightful patio seating area, thoughtfully positioned in proximity to the kitchen and garage, features a covered roof overhead, creating a charming space for outdoor relaxation and entertainment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Chalet Style Home
- Approx. 0.58 Acre Plot (stms)
- Approx. 1204 Sq. ft (stms) of Accommodation
- Bay Fronted Sitting Room with Feature Open Fire
- Kitchen with Adjacent Dining Room with French Doors to Garden
- Up to Five Bedrooms
- Family Bathroom & Separate Shower Room
- Various Outbuildings & Garage Storage

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

Set back from the road and approached via a single driveway, a lawned frontage can be found with ample space for parking and turning, located to the side of the property. Vehicular access can be found leading to the rear garden whilst sitting opposite, a garage building can be found with further parking in front. The rear garden offers an open rear aspect with informal parking and access to two further garage structures.

THE GRAND TOUR

Once inside, a welcoming light and bright hall entrance with a velux window to front offers extra natural light, with stripped wood flooring underfoot and stairs rising to the first floor landing, with a useful storage space below. Doors lead off to the ground floor living and bedroom accommodation, starting with the front facing bay fronted sitting room, centred on a feature open fire with a tiled surround. Stripped wood flooring can be found underfoot with dual aspect views to front and side. A door takes you to the adjacent dining room offering garden views through the rear facing French doors, with a further feature decorative open fireplace, fitted carpet underfoot and side facing window. A door takes you to the kitchen offering an excellent flow for day to day living and entertaining, with the kitchen offering a range of wall and base level units including an inset electric hob and built-in eye level electric double oven, with space for a fridge freezer and dishwasher. Tiled flooring flows underfoot for ease of maintenance, with a window facing to rear along with a door taking you to the outside, whilst a utility pantry cupboard leads off to one corner - with further work

surface space and room for laundry appliances, along with the floor mounted oil fired central heating boiler. A ground floor bedroom or further reception room can be found, also enjoying a bay fronted view with a feature tiled fireplace. Sitting adjacent, the ground floor bathroom is finished with a three piece suite. The bath includes a mixer shower tap with half tiled walls, wood effect flooring, side facing window and built-in airing cupboard.

Heading upstairs the split level landing continues to be flooded with natural light via the front facing velux window, with doors taking you to the four bedrooms. Each of the bedrooms is finished with fitted carpet underfoot, with double glazing and dual aspect views to each bedroom. Various eaves storage cupboards can be found throughout the first floor whilst the shower room completes the accommodation including a large walk-in double shower cubicle within the three piece suite, along with tiled splash-backs and rear facing window.

FIND US

Postcode : NR14 6AA

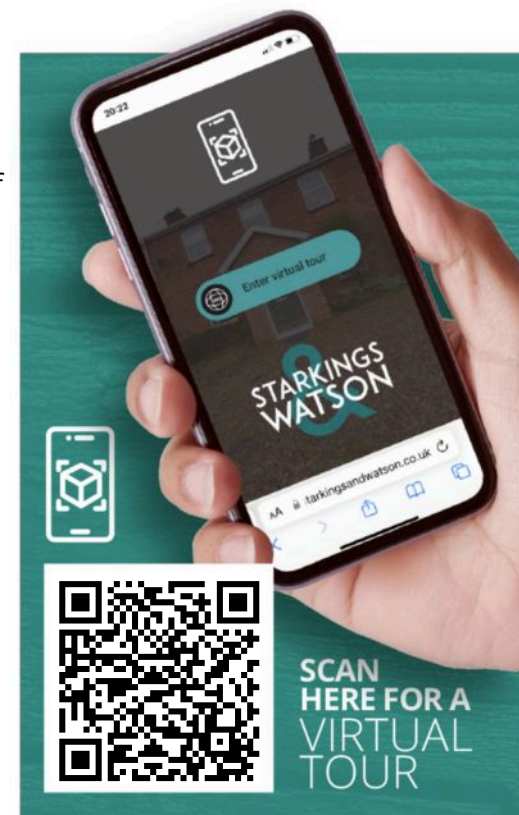
What3Words : ///adopters.sake.shiny

VIRTUAL TOUR

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

AGENTS NOTES

The property utilises a sewerage treatment Klargestar which is shared with the neighbouring property, and located in the neighbours garden. The electricity is fed from this property, with the current arrangement meaning the neighbour pays to empty the treatment plant.



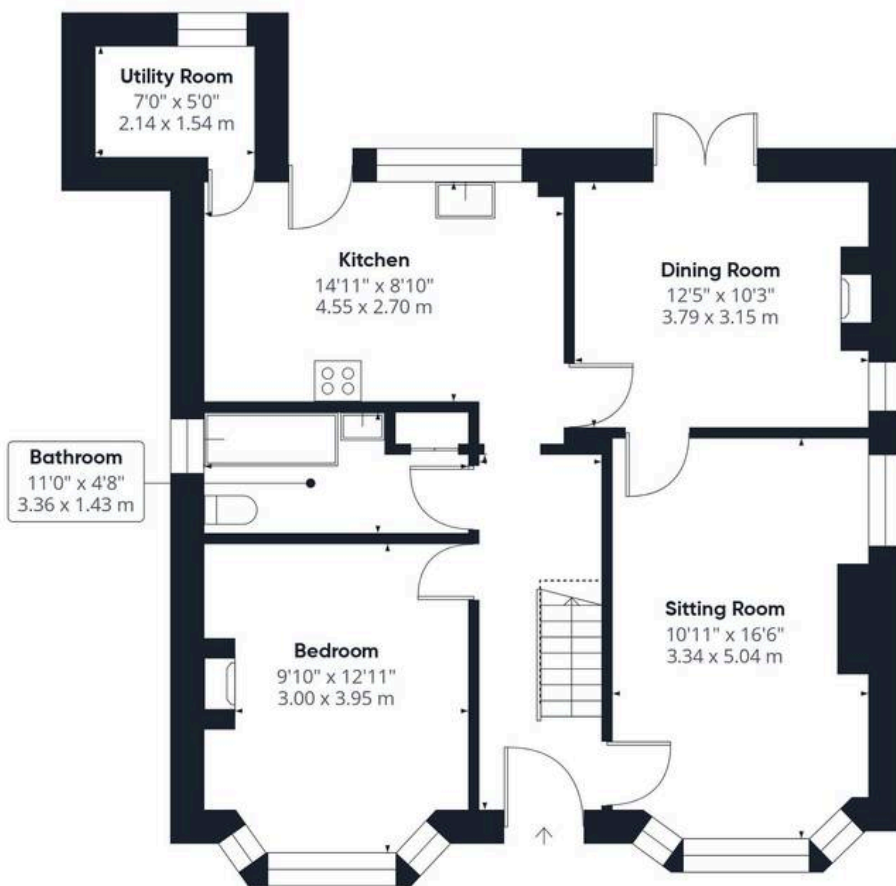




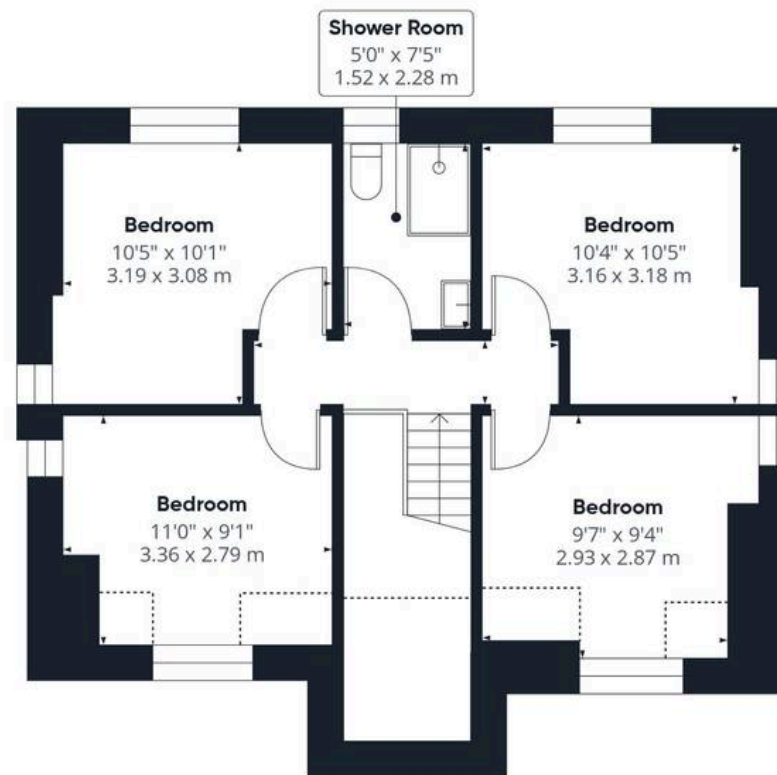
THE GREAT OUTDOORS

The gardens are mainly laid to lawn with a range of mature shrubbery, trees and hedging to the boundaries - ensuring a private and secluded aspect. A range of outbuildings offer storage opportunities with the main garage located to the side of the property with a side access door and window. A further timber built garage and central brick built garage complete with a concrete pad sits adjacent. A patio seating area can be found close to the kitchen and garage, with a covered roof above.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1204 ft²

111.9 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.