



Rectory Road, Haddiscoe - NR14 6PG

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HYBRID ESTATE AGENTS



Rectory Road

Haddiscoe, Norwich

This DETACHED FORMER 1980's BUILT RECTORY offers a wonderful blend of spacious living and modern comfort, providing approximately 1,787 Sq. ft (stms) of thoughtfully arranged accommodation. Situated on a generous 0.22 ACRE PLOT (stms), the property boasts impressive ECO CREDENTIALS, including SOLAR PANELS with BATTERY STORAGE and a Bunsen Air Source Controller that contributes to energy efficiency and lower running costs. The spacious 16' DUAL ASPECT SITTING ROOM is filled with natural light, creating a welcoming space for relaxing or entertaining, whilst including a WOOD BURNER. On the ground floor, you will also find a versatile BEDROOM or STUDY, ideal for guests or those working from home. The 13' KITCHEN is well-appointed whilst leading seamlessly into the open plan DINING ROOM, perfect for family meals or social gatherings, while a separate utility room and WC provide additional convenience. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS offer flexible living arrangements, including a principal bedroom with an EN SUITE SHOWER ROOM, and a modern family bathroom serving the remaining bedrooms. The property further benefits from a RANGE OF STORAGE on both levels, along with a potential STUDY AREA under the stairs and on the landing, along with an integral 16' GARAGE and an adjoining car port. The OUTDOOR SPACE is a true highlight of this home, offering a TRANQUIL RETREAT and a wonderful extension of the living area with an OUTDOOR VERANDA SEATING SPACE. The wrap around gardens are beautifully maintained and provide a private aspect, ensuring a sense of seclusion and peace. Mature trees, established shrubs and well-kept lawns create a picturesque setting for outdoor entertaining, summer BBQ's or simply relaxing in the fresh air.



- Detached Former 1980's Built Rectory
- Approx. 1787 Sq. ft (stms) of Accommodation
- Approx. 0.22 Acre Plot (stms)
- 16' Dual Aspect Sitting Room & Ground Floor Bedroom/Study
- 13' Kitchen, Separate Utility Room & Open Plan Dining Room
- Four First Floor Bedrooms, En Suite & Family Bathroom
- Integral 16' Garage & Adjoining Car Port
- Wrap Around Gardens with a Private Aspect

Haddiscoe is a small village in South Norfolk, close to the Suffolk border, with a population of roughly 500. It is home to St Mary's Church, a site of historic interest, which usually hosts services once a month and at festivals. There is easy access by road to all surrounding towns and a direct rail link on the Wherry Line to Norwich and Lowestoft. The nearby primary school - Glebeland between Toft Monks and Haddiscoe, feeds to Hobart High School in Loddon, as well as schools in Beccles and Bungay. The closest town is Beccles, with supermarkets, shops, restaurants, and other amenities. There are also medical and dental practices in Loddon. Haddiscoe has access to green space all around for wellbeing and for dog walking.

SETTING THE SCENE

Set back from the road behind a timber five bar gate, a range of mature planted borders and a timber picket fence encloses the property, with a large tarmac driveway offering off road parking and turning space for at least 3 cars. Further covered parking can be found to the side under the carport, with access to the integral garage and main entrance door.



THE GRAND TOUR

Entering the home from beneath the welcoming porch entrance the entry lobby offers the ideal meet and greet space, with tiled effect flooring and a built in storage cupboard, with a door to the main hall entrance and door to the ground floor reception room or study, currently set up as a bedroom. This versatile room offers dual aspect views to front and side, fitted carpet and a built-in storage cupboard. The main hall entrance offers potential as a further study area with access to the stairs to the first floor landing, with doors to the kitchen and living accommodation. The formal sitting room sits to the rear of the property with dual aspect views via the rear facing window and side facing French doors which open onto the covered Veranda enjoying views of the garden whilst benefitting from a feature fireplace and cast iron wood burner creating a focal point to the room. The kitchen and dining room are open plan, offering two separate spaces with the 13' kitchen being well equipped with a variety of built-in storage units with contrasting work surfaces and an inset electric induction hob and extractor fan, with an integrated dishwasher and fridge whilst an opening takes you to the dining room with fitted carpet, front facing window and a further door back into the hall entrance. The utility room leads from the kitchen offering a further range of storage units, with an inset ceramic butler sink, space for a washing machine, storage for the water softener, with a door to the carport and door to the integral garage area. A lobby sits from the hall entrance with a built-in storage cupboard and door to the garden, along with a door to a ground floor W.C finished with a white two piece suite.

Heading upstairs, the carpeted landing includes an extensive array of built-in storage along with a useful study space and velux window above offering natural light to flow into the area. Four bedrooms lead off the main landing, with the main bright bedroom being finished with fitted carpet and enjoying garden views to the side of the property, built-in storage cupboard and door to a private ensuite shower room. Finished with a white three piece suite, the shower cubicle includes a thermostatically controlled twin head rainfall shower with aqua-board splash-backs and velux window to rear. The remaining bedrooms are all finished with fitted carpet and offer a range of built-in bedroom furniture, being served by the main family bathroom. This modernised and spacious room offers a white four piece suite with extensive storage under the hand-wash basin, panelled bath with mixer shower tap and large walk-in shower cubicle with a thermostatically controlled shower mixer tap with aqua-board splash-backs, heated towel rail, velux windows and vinyl flooring.

FIND US

Postcode : NR14 6PG

What3Words : ///completed.beard.foresight

VIRTUAL TOUR

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

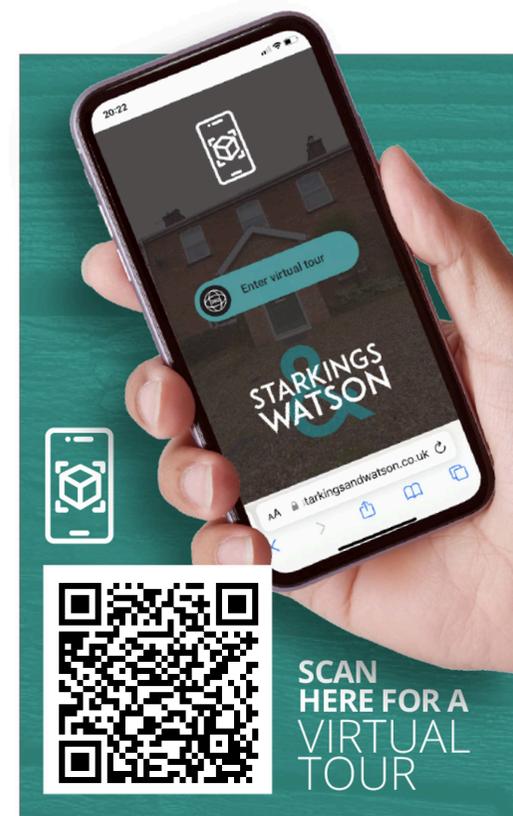
AGENTS NOTES

The property uses a septic tank for drainage. Solar panels with battery storage as well as a Bunsen Air Controller providing hot water is installed, both of which contribute to energy efficiency and lower running costs. The electric fuse box was upgraded in 2024. The Heritage oil fired range is used for cooking and heating, but may be removed and replaced with an oil fired central heating boiler - this will form part of the negotiations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







THE GREAT OUTDOORS

Well maintained, and much loved wrap around lawned gardens sit to the side and rear, with extensive planting and an open private aspect create the perfect space for relaxing or entertaining. A patio and veranda covered seating area sit to the side, with mature planting creating an oasis for birds and wildlife, whilst areas of working vegetable gardens, including storage within the green house and various storage sheds are on offer. With areas to hide away and enjoy the surroundings, the garden is a haven for wildlife, with access to the oil tank, driveway and car port. The garage is accessed via an up and over door to front, with solar panel controls, door to side, door to utility room, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1787 ft²

165.8 m²

Reduced headroom

74 ft²

6.9 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.

GIRAFFE360



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