

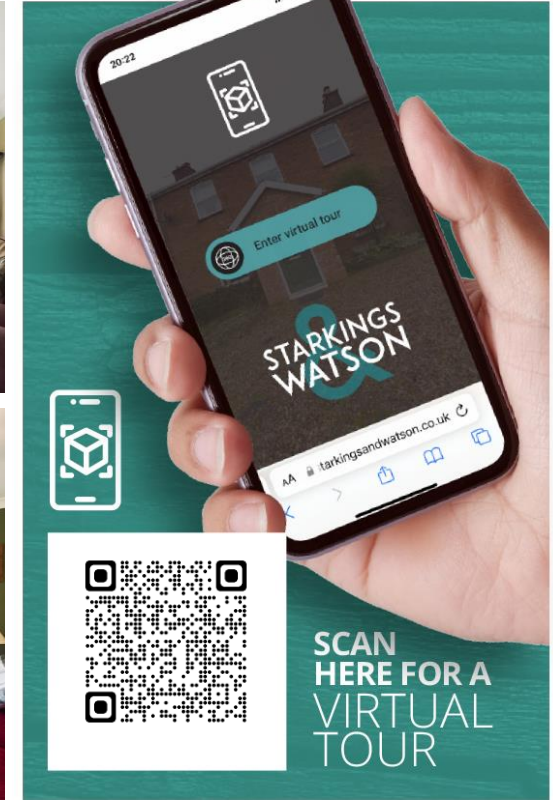
# THORPE ROAD

## Haddiscoe, Norwich NR14 6PP

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Extended Family Home
- Large Corner Plot with Twin Driveways
- Open Plan Living with Feature Wood Burner
- Re-Fitted Kitchen with Central Island
- Garden Room with Vaulted Ceiling
- Four Bedrooms
- En-Suite & family Bathroom
- Tandem Length Garage

#### IN SUMMARY

Occupying a prominent CORNER PLOT with WRAP AROUND GARDENS, this spacious 1900 Sq. ft (stms) detached FAMILY HOME offers FANTASTIC SIZED ROOMS and an OPEN PLAN FEEL. With a versatile and traditional layout arranged over two floors, the property has been EXTENDED and WELL MAINTAINED over the years, and is now presented in MOVE-IN CONDITION. The ground floor offers a HALL ENTRANCE with STORAGE, 17' DINING ROOM with a feature DOUBLE SIDED WOOD BURNING STOVE which is shared with the 15' sitting room - with FRENCH DOORS to the rear garden. Back from the hall a GARDEN ROOM offers further reception space with a HIGH VAULTED CEILING, and the KITCHEN which was modernised with CONTRASTING WOOD WORK SURFACES and a central island. A cloakroom and utility room complete the downstairs. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE and LUXURY FAMILY BATHROOM. The GARDENS are usable to all sides, with TWO DRIVEWAYS, one which is GATED and leads to the TANDEM GARAGE.

#### SETTING THE SCENE

Laurel hedging curves around the front of the property, with a shingle driveway offering ample parking for up to

four vehicles, and a block paved pathway with lawns to both which leads to the front door. A further gated driveway can also be found, with off road parking and a tandem garage.

#### THE GRAND TOUR

The entrance hall is the first room you arrive at, with stairs to the first floor and storage below, with a built-in double storage cupboard to your right. The garden room sits to the side of the property, finished in a traditional construction, ensuring all year round use. Windows face to front, side and rear, with French doors leading out, and a vaulted ceiling above. The kitchen has been replaced and includes a fantastic range of wall and base level units, which are contrasted with the solid wood work surfaces. There is space for a Range style cooker which sits under an extractor fan, with space for an American style fridge freezer, and an integrated dishwasher. A further door leads to a small utility room which also acts as a rear lobby, where there are several storage units, a further sink and space for a washing machine. The main living space is the highlight of the ground floor. They are expansive rooms, but enhanced with the double sided wood burning stove. Flooded with natural light, both the sitting and dining room are finished with fitted carpet, whilst French doors lead from the sitting room. A cloakroom leads off, with a modernised white suite. Upstairs, the four bedrooms lead off the landing, including the main bedroom which enjoys an en suite shower room. With tiled wood effect flooring for ease of maintenance, the room is fully tiled and finished with a heated towel rail. The family bathroom offers a luxury feel, with a large bath and shower unit, with the tiled wood effect flooring under foot once again.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



## THE GREAT OUTDOORS

The gardens wrap around the property, and with the hedged boundaries and side gates, they remain private, and the perfect space to enjoy the tree lined aspects. Laid to lawn, with raised planted beds, a timber decked seating area can be found, along with a sweeping block paved pathway which leads to the central heating boiler and outside water supply. The rear garden is small, tranquil and private space, with a lawned area, timber decked seating area with space for a hot tub, along with useful access to a timber shed and oil tank. Enclosed with timber panel fencing, planted borders and an outside power supply can be found.

## 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.

**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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

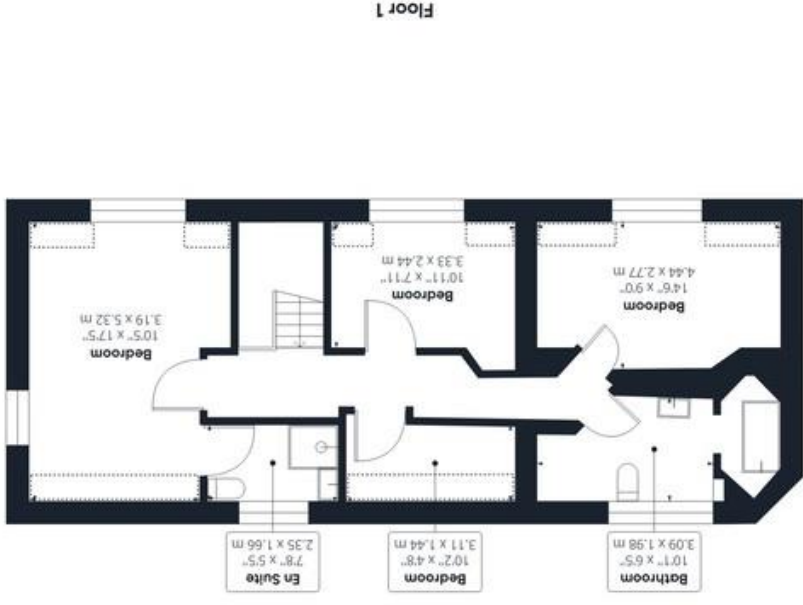
## FIND US

Postcode : NR14 6PP

What3Words : ///lengthen.clubs.serious

## VIRTUAL TOUR

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



**Approximate total area<sup>(1)</sup>**  
 1900.66 ft<sup>2</sup>  
 176.58 m<sup>2</sup>

**Reduced bedroom**  
 63.40 ft<sup>2</sup>  
 5.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

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.