

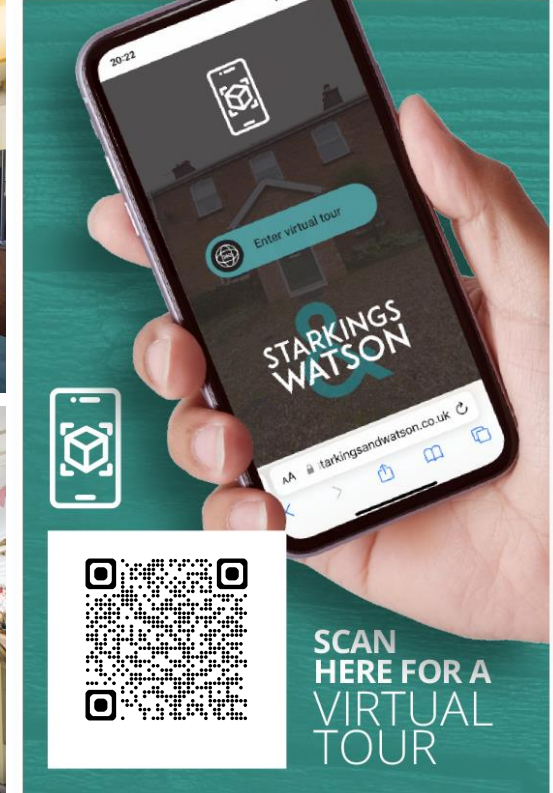
THORPE ROAD

**Haddiscoe, Norwich NR14 6PW**

Freehold | Energy Efficiency Rating : E

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

**FOR SALE**  
PROPERTY



arla | propertymark  
PROTECTED

naea | propertymark  
PROTECTED

The Property  
Ombudsman

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

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

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
(HONOURS)  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

BEST  
ESTATE AGENT GUIDE  
AWARDS 2023  
WINNER  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

**STARKINGS  
&  
WATSON**

- Mid-Terrace Character Cottage
- Sitting Room with Wood Burner
- Kitchen/Dining Room
- Three Bedrooms
- Modern Family Bathroom
- Loft Study Room
- Private Enclosed Garden
- Off Road Parking

This CHARACTERFUL mid-terrace COTTAGE occupies a fantastic position just off the A143 - providing excellent access to Gorleston, Beccles, Lowestoft and Norwich. Brimming with CHARACTER and CHARM, the property has been well maintained and includes BESPOKE DOUBLE GLAZED WINDOWS, a warm and inviting fireplace with a WOODBURNER, RE-FITTED FAMILY BATHROOM with a SHOWER over and CONTEMPORARY LED SPOTLIGHTS, and an abundance of EXPOSED TIMBER BEAMS throughout most of the property. Heading inside, STORAGE is provided for shoes and coats, opening up to the DUAL WINDOW sitting room, with the KITCHEN/DINING ROOM beyond. The first floor offers THREE BEDROOMS with BUILT-IN STORAGE to the main bedroom, and the family bathroom. The TOP FLOOR offers a LOFT storage or STUDY SPACE with EAVES STORAGE, a VELUX window and further exposed beams! The COTTAGE STYLE GARDEN is PRIVATE and centred around the FEATURE WELL, with a RAISED LAWN beyond.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 6PW), but to help. Leave Norwich via the A146 Beccles Road signposted Lowestoft. Continue straight over the Loddon and Hales Roundabouts, and subsequent Bungay roundabout. Turn left at the next roundabout signposted Great Yarmouth. Proceed through the village of Toft Monks, and into Haddiscoe, turning left onto Thorpe Road, where the property can be found on the edge of the village on the left hand side.

#### AGENTS NOTE

The property utilises a septic tank which is located within the rear garden. The vendors have been using an informal access via the neighbours garden to empty the tank, otherwise access is through the property itself.

The property is approached via a shingled driveway offering off road parking for two vehicles, with access to the main property.

Entrance door to:

#### ENTRANCE PORCH

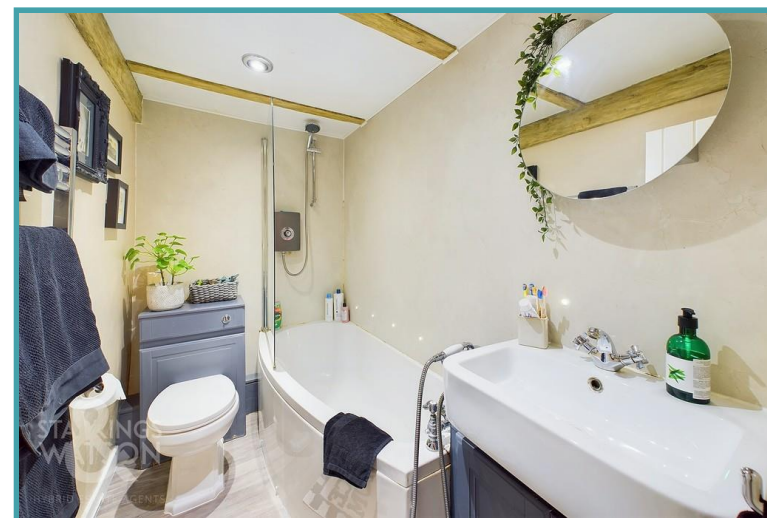
Fitted carpet, built-in storage cupboard, cloaks storage space, smooth ceiling with exposed timber beams, opening to:

#### SITTING ROOM

14' 2" x 13' 10" Max (4.32m x 4.22m) Cast iron multi-fuel burner with tiled hearth and timber beam, fitted carpet, electric storage heating, uPVC double glazed window to front x2, television and telephone points, built-in storage cupboard, smooth ceiling with exposed timber beams, door to:

#### KITCHEN/DINING ROOM

16' 9" x 8' 7" Max (5.11m x 2.62m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker, fridge freezer,



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



washing machine and dining table, tiled effect flooring, electric storage heating, uPVC double glazed window to rear x2, uPVC double glazed door to rear, stairs to first floor landing, smooth ceiling with exposed timber beams.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, stairs to second floor landing, smooth ceiling, doors to:

#### BEDROOM

11' 2" x 10' 2" Max (Some Restricted Height) (3.4m x 3.1m) Wood effect flooring, uPVC double glazed window to rear, smooth ceiling.

#### BEDROOM

10' x 6' 6" Max. Some Restricted Height (3.05m x 1.98m) Wood effect flooring, uPVC double glazed window to rear, built-in airing cupboard, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer shower tap, electric shower and glazed shower screen, aqua board splash backs, shaver point, wall mounted vanity mirror, wood effect flooring, heated towel rail, smooth ceiling with recessed spotlights and extractor fan, recessed LED wall spotlights.

#### DOUBLE BEDROOM

14' x 10' 6" Max (4.27m x 3.2m) Wood effect flooring, electric storage heating, uPVC double glazed window to front x2, built-in storage cupboard x2, smooth ceiling with exposed timber beams.

#### STAIRS TO SECOND FLOOR LANDING

With a door from the landing with stairs rising up, open plan to:

#### LOFT ROOM/STUDY

17' 3" x 9' 5" Max (Some Restricted Height)(5.26m x 2.87m) Fitted carpet, velux window to rear, built-in storage cupboards, smooth ceiling with extractor fan.

#### OUTSIDE

This bright and sunny garden offers the perfect mix of family living and private entertaining spaces. A patio extends from the property with a feature well and stocked borders, with steps leading to a lawned garden. Various planting and timber panelled fencing lines the borders, with a raised decked area over the septic tank and a timber shed to the far corner.

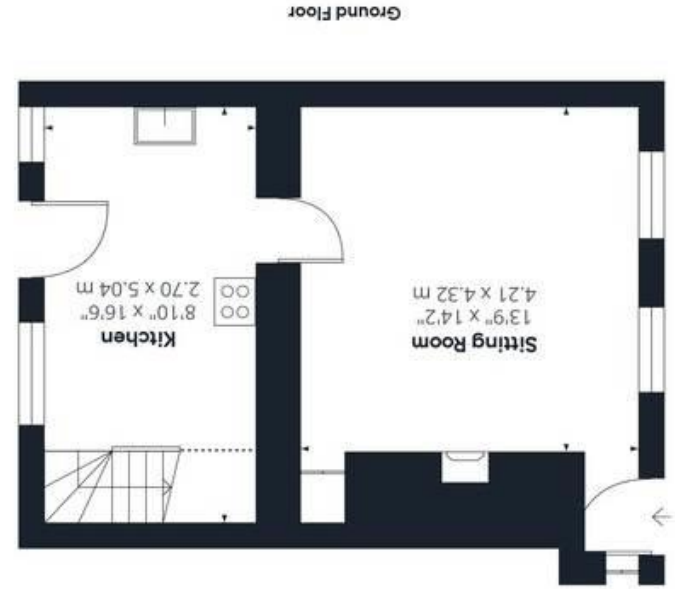
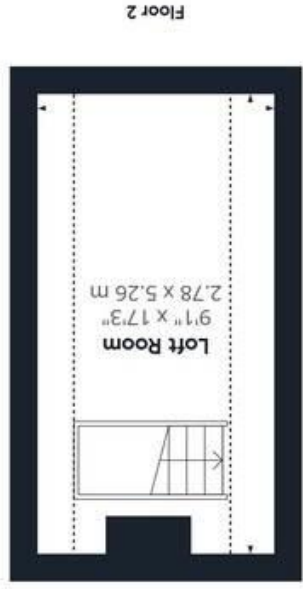
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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)



**GIRAFFE 360**

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 JPM5 3C standard.

Reduced headroom:  
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>

852.18 ft<sup>2</sup>  
79.17 m<sup>2</sup>

Reduced headroom

77.07 ft<sup>2</sup>  
7.16 m<sup>2</sup>

