

Aldreds
Estate Agents

9 Station Cottages Station Road, Haddiscoe, Great Yarmouth,
NR31 9JA

Offers Over £365,000



3



1



1



E



9 Station Cottages Station Road

Haddiscoe, Great Yarmouth, NR31 9JA

- Extended End Terraced Cottage
- Rural Location close to River
- Comfortable Lounge
- UPVC Double Glazed Windows
- Beautifully Landscaped Gardens
- 3 Bedrooms
- Spacious Kitchen/Diner with Range Cooker
- Large Bathroom with Separate Shower
- Impressive Garden Room
- Tucked Away Position

Positioned in a rural location, just a short distance from the river Waveney with pleasant walks, this extended end terraced house enjoys field views and offers immaculately presented accommodation. The property features a spacious kitchen/diner with integrated appliances and a Rangemaster Professional Range cooker, a comfortable lounge and an impressive large bathroom. The beautifully landscaped garden feature winding block pathways and patio areas, a lovely tiled patio with pergola for entertaining and an elevated garden room with spotlighting and bi-fold doors. Only by inspection can the qualities of this fine home be fully appreciated.



Entrance/Boot Room 9'1" x 8'1" (2.77m x 2.46m)

Composite stable type entrance door with double glazed panel. Tiled floor. Designer radiator with mirror. UPVC double glazed window to side aspect.

Kitchen/Diner 17'1" x 17'0" (5.21m x 5.18m)

Worktops with a range of cupboards and drawers below and an inset one and a half bowl single drainer sink with mixer tap and hose attachment. Matching upstands. Matching wall cupboards. Rangemaster professional electric cooking range with Rangemaster extractor above. Integrated dishwasher, washing machine and tumble dryer. Solid wood flooring. Designer radiator. UPVC double glazed windows to front and side aspects. UPVC double glazed doors leading out to a block patio and the rear garden.





Lounge 20'2" max x 17'4" max (6.15m max x 5.28m max)

Solid wood flooring. Multi-fuel burner providing central heating and hot water on a pamment tile hearth. Television point. Stripped pine door to an under stairs storage cupboard. UPVC double glazed window to front aspect. UPVC double glazed doors to the block patio and rear garden.

Bathroom 17'6" x 7'4" (5.33m x 2.24m)

White suite comprising panelled bath with tiled splashback and mixer tap with shower attachment. Suspended wash basin. WC. Part solid wood flooring and a tiled shower area with drainer floor and waterfall shower above. Two towel radiators. Extractor. Built-in cupboard housing hot water cylinder with immersion heater. Inset ceiling spotlights. Two UPVC double glazed windows to side aspect.

First Floor

Landing

Thermostat control for heating.

Directions

Leave Gorleston via the A143 Beccles Road. Continue through Bradwell and Fritton. At St Olaves, proceed over the bridge by the Bell public house and restaurant and over the larger bridge above the river and then turn left at the sign to Haddiscoe Train Station. Follow this road to the Train Station car park where a staff member from Aldreds will be there to meet you with a permit for your vehicle. IMPORTANT: Please note that this property is only accessible on foot and it takes approximately three and a half minutes to walk there. We have a short speeded up video showing the walk from the train station to the property available to send to interested parties prior to booking a viewing.



Bedroom 1 14'4" x 9'8" max, 6'9" min (4.37m x 2.95m max, 2.06m min)

Radiator. Television point. Built-in storage cupboard. UPVC double glazed window to front aspect with field views.

Bedroom 2 10'4" x 9'7" max (3.15m x 2.92m max)

Radiator. Loft hatch. UPVC double glazed window to rear aspect.

Bedroom 3 10'3" x 7'4" (3.12m x 2.24m)

Radiator. UPVC double glazed window to rear aspect.

Outside

The gardens are laid mainly to lawn with block paved walkways and patio areas to the front and rear of the property. A block pathway leads down to a tiled patio seating area with pergola and lighting. There is a vegetable patch with a garden shed and two other garden sheds behind the house. Standing on an elevated section of the garden is a garden room of timber construction with a felted roof measuring 15'6" x 8'11" (4.72m x 2.72m) with tile effect laminate flooring, power supply, inset ceiling spotlights and double glazed bi-fold doors to front. External electric plug sockets to the rear of the property. Outside cold water tap to the front of the property.

Tenure

Freehold.

Services

Mains water and electricity. Private sewerage treatment plant.

Council Tax

South Norfolk Council - Band B

Energy Performance Certificate (EPC)

EPC rating: E (44), potential rating: A (97)

Location

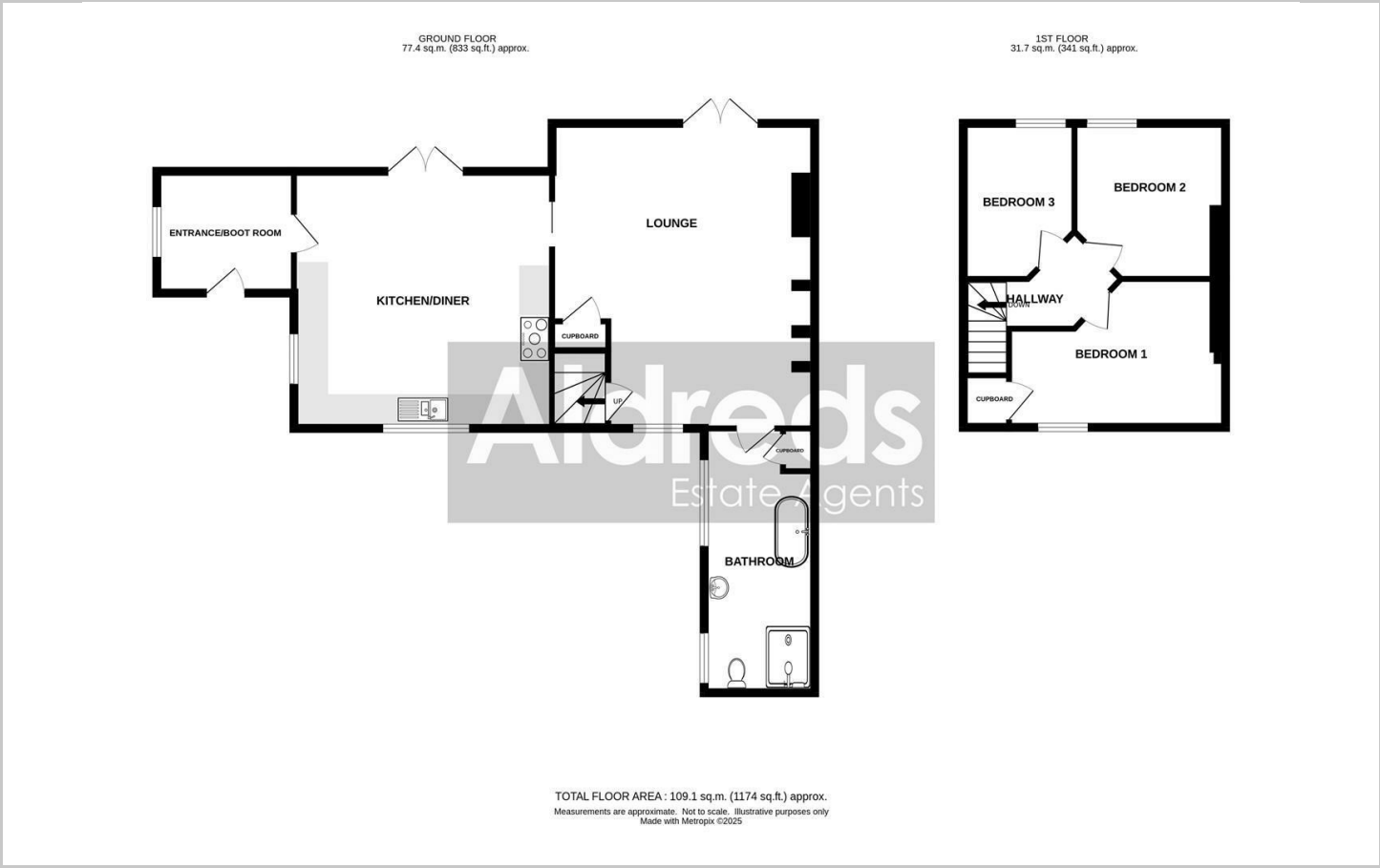
This property is situated between Bradwell and Beccles and closer to St Olaves than the main village of Haddiscoe. It is however ideally located close to Haddiscoe train station which serves destinations on the Wherry Lines including Norwich, Lowestoft and Great Yarmouth. Local facilities include The Bell Inn and Priory Farm Restaurant at St Olaves and Caldecott Hall Golf Club.

what3words

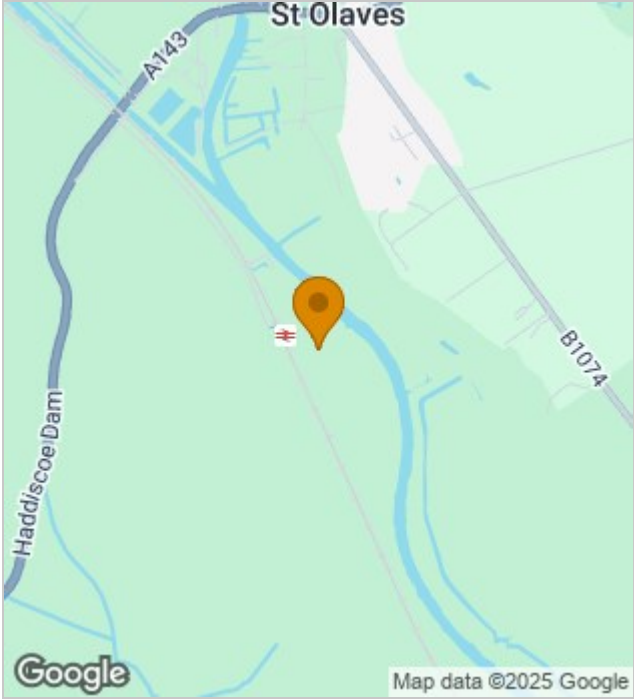
///bravery.request.alongside

Ref: G18362/08/25

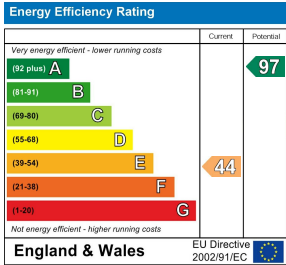
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.