



Thorpe Road, Haddiscoe - NR14 6PW

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Thorpe Road

Haddiscoe, Norwich

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 fire place with a WOOD BURNER, 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.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 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

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

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

FIND US

Post Code : NR14 6PW

What3Words : ///panoramic.condiment.above

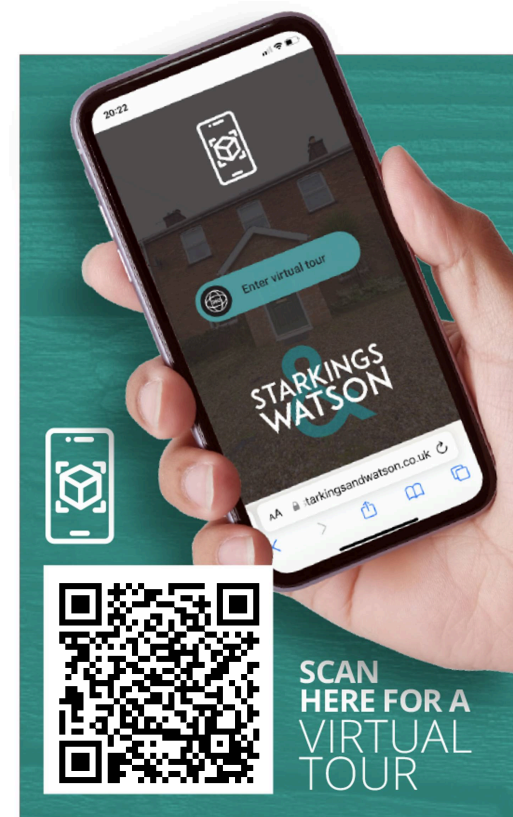
VIRTUAL TOUR

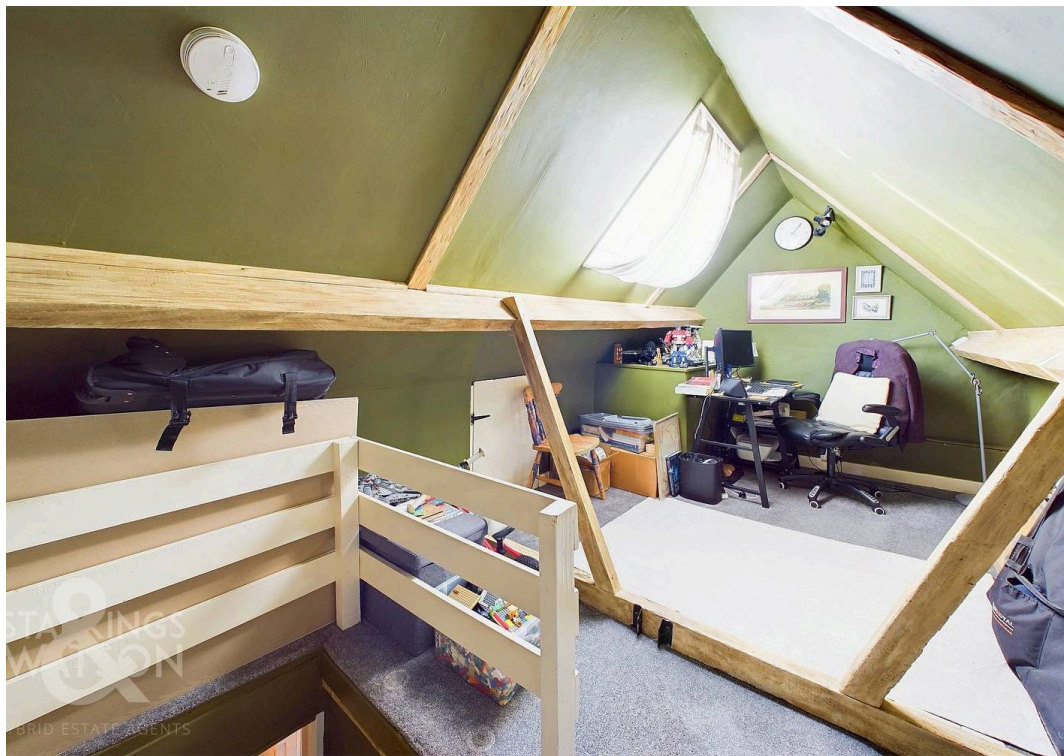
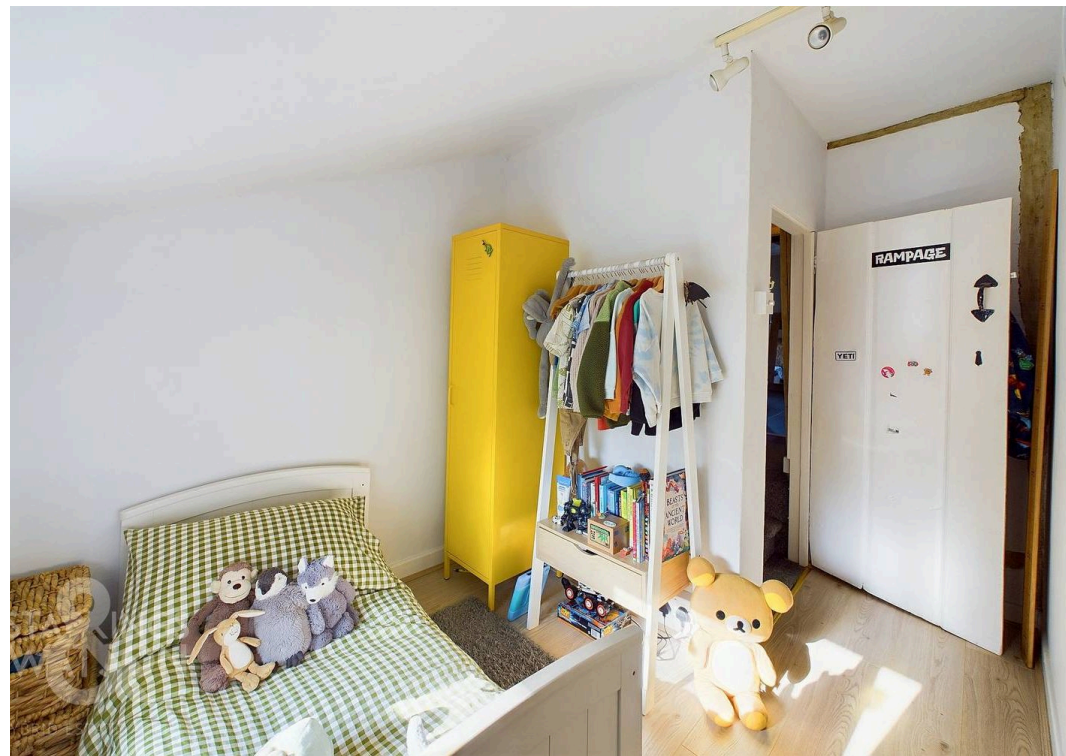
View our virtual tour for a full 360 degree of the interior of the property.

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 GREAT OUTDOORS

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.

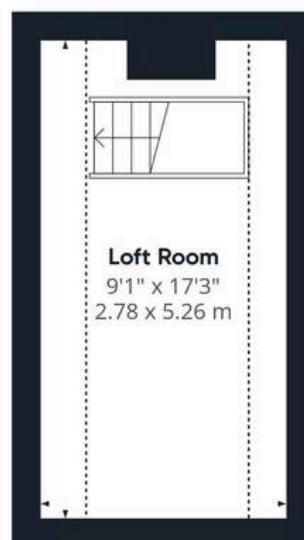




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

852.18 ft²

79.17 m²

Reduced headroom

77.07 ft²

7.16 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 IPMS 3C standard.

GIRAFFE360



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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 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.