



Low Road, Haddiscoe - NR14 6PJ



Low Road

Haddiscoe, Norwich

NO CHAIN! This DETACHED 1800's COTTAGE with OUTBUILDINGS presents a unique opportunity for those seeking a CHARACTERFUL home in a picturesque setting. Set on an impressive 0.33 ACRE PLOT (stms), this property boasts a REFRESHED and UPDATED interior spanning over 1480 SQ. FT (stms), featuring a spacious 24' OPEN PLAN KITCHEN/LIVING SPACE, a cosy SNUG/SITTING ROOM complete with a wood burner, UTILITY ROOM and SHOWER ROOM to the ground floor. Upstairs, a LARGE LANDING would make an ideal study area, with THREE BEDROOMS and the family bathroom with a BATH and SHOWER leading off. A secondary set of stairs lead to a FOURTH BEDROOM or STUDY space. THE GREAT OUTDOORS beckons with extensive lawned gardens at the rear of the property, complemented by a delightful patio area ideal for outdoor dining or relaxation. The GARDEN is adorned with a variety of mature TREES and SHRUBBERY, providing privacy and a tranquil atmosphere. MULTIPLE OUTBUILDINGS include a timber workshop with a wood burner, games room offering potential as a studio or home office, and an open carport structure for covered storage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Chain!
- Detached Cottage with Outbuildings
- Approx. 0.33 Acre Plot (stms)
- Refreshed & Updated Interior
- Over 1480 Sq. ft (stms) of Internal Accommodation
- 24' Open Plan Kitchen/Living Space
- Snug/Sitting Room with Wood Burner
- Four Bedrooms from Two Landings

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

Set back from the road and screened behind high level hedging, twin shingle driveways create an in and out parking and turning area, with access leading to the various outbuildings, open gardens and main property. Heading down the driveway, a variety of planting can be found, with the oil tank situated to the side of the out buildings, with the main entrance door to the rear.



THE GRAND TOUR

Stepping inside, a boot room greets you with tiled flooring underfoot and a neatly built-in storage cupboard, with ample space for coats and shoes. A door leads off to the open plan kitchen and family area with the kitchen itself offering a bespoke fitted range of wall and base level units, with dual aspect views overlooking the rear garden. Twin windows overlook the rear garden, with tiled splash-backs running around the work surface and integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven. Fully open plan to the adjacent family room which continues with a further range of kitchen units including a central feature oil fired aga, the open plan space continues with tiled flooring underfoot. Twin sash windows face to front and stairs rise into the first floor landing. A range of beams can be found above creating a characterful interior whilst spotlighting ensures a light and bright finish. The main snug/sitting room sits adjacent with dual aspect views to the front and side with doors leading out, and a feature cast iron wood burner sitting to the corner creating a focal point to the room. Completing the ground floor, the utility room leads off the kitchen with a further range of kitchen units and work surfaces, with a secondary set of stairs leading to the first floor landing and a stable door leading out to the garden. The ground floor shower room sits adjacent with a white three piece suite including half tiled walls and splash-backs with an electric shower and heated towel rail.

Heading upstairs from the family room, a large landing area with fitted carpet and front facing sash window can be found, creating the ideal study area, occasional bedroom or playroom space. Doors lead off to three of the bedrooms including the main bedroom which enjoys dual aspect views to front and side with a sash window to front, fitted carpet underfoot and potential to utilise the adjacent bedroom/study to create an ensuite. The second and third bedrooms are both finished with fitted carpet and double glazing, with the smaller bedroom including a range of built-in furniture. The family bathroom offers a contemporary white four piece suite including a concealed W.C, hand wash basin, double ended feature bath with recessed mixer tap, walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, whilst enjoying garden views beyond. The secondary set of stairs in the utility room leads to a further bedroom or study space which is independently accessed with garden views and currently set out as a study with a range of shelving installed.

FIND US

Postcode : NR14 6PJ

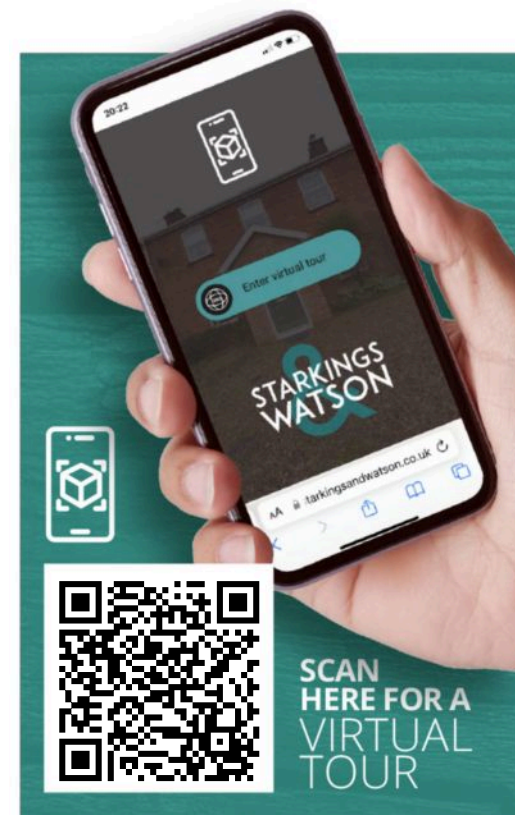
What3Words : ///never.dispensed.euphoric

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. In 2022 the property suffered with subsidence which was remedied by the insurance company. Cused by 3 trees and one large Oak which made the ground shrink, remedial works were required. Drains were replaced also and the property has been signed off and is still fully insured with no further problems. The property is in a flood risk area but hasn't flooded since 1953 and no issues have risen in the 40 years the vendor has owned.



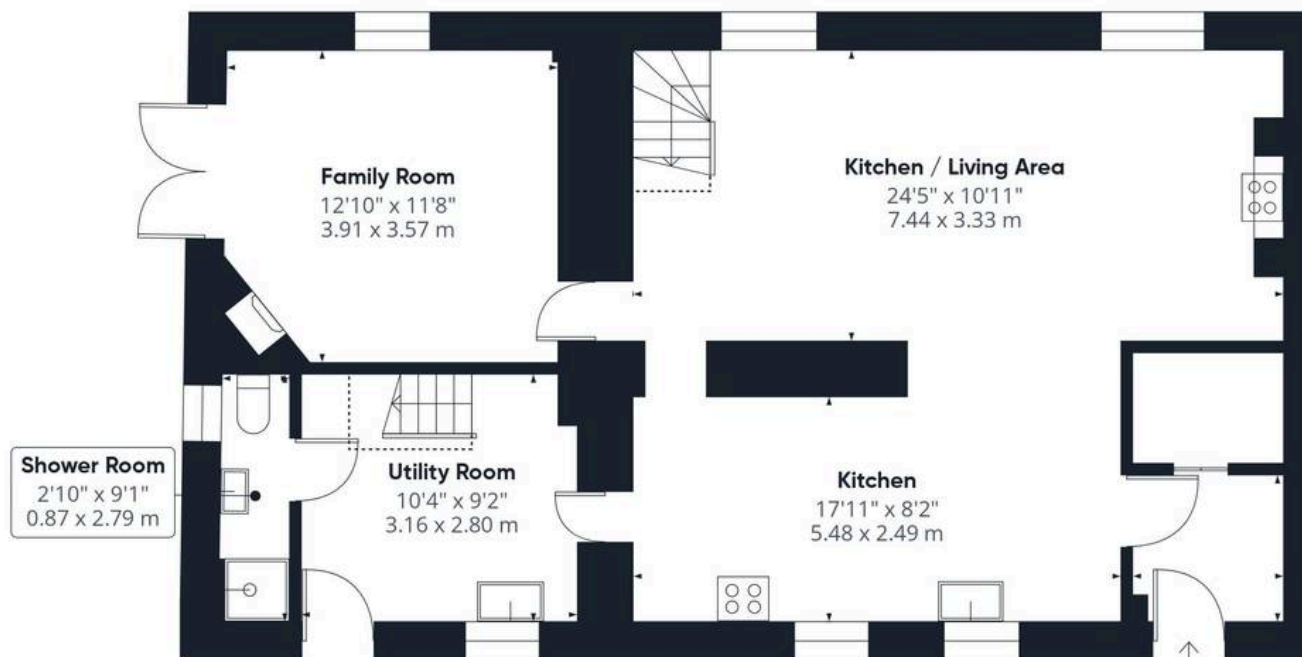




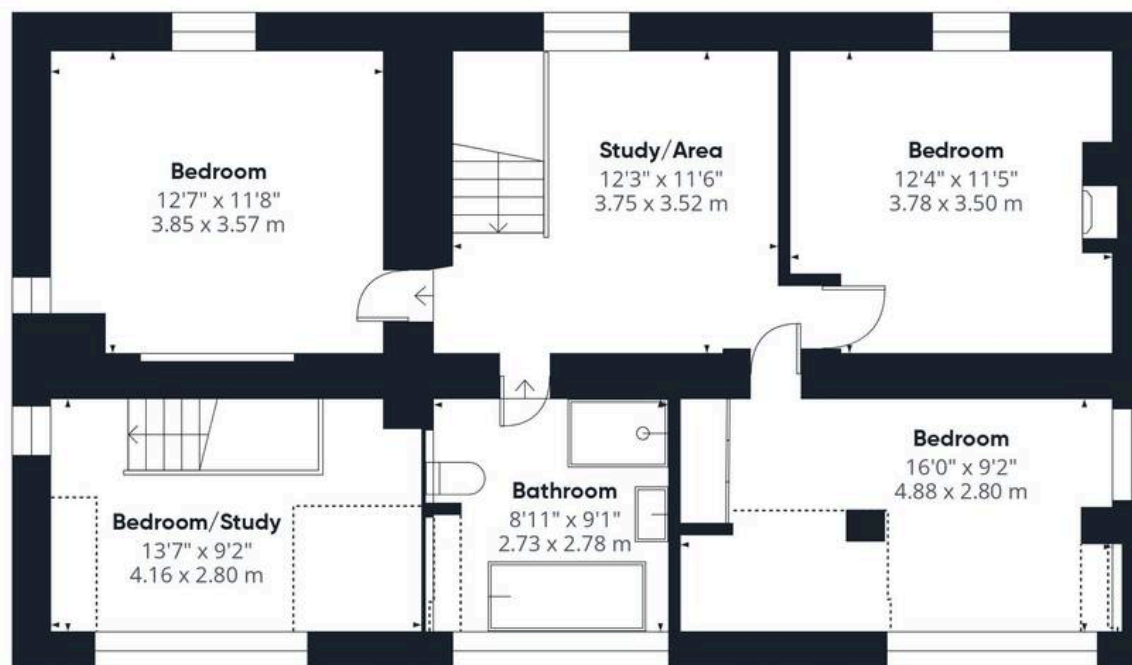
THE GREAT OUTDOORS

Occupying a 0.33 acre plot (stms), to the rear of the property extensive lawned gardens can be found with a patio area extending from the rear of the property, with a wide variety of mature trees and shrubbery screening the various out buildings and games room. An open carport structure offers covered storage with double doors leading to a timber built workshop which also includes a wood burner to one side, door to side and high ceiling above. Tucked away in the far corner of the garden is a games room which offers studio or home office space if required, with twin sets of uPVC double glazed French doors leading out to a decking area and two stable doors to the rear with a wood burner to one side.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1488 ft²

138.3 m²

Reduced headroom

90 ft²

8.4 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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