



3 CHURCH HILL,
HADDISCOE, NR14 6PF



Nestled in the picturesque and sought-after village of Haddiscoe, this delightful two-bedroom cottage offers a perfect blend of character features and cosy living.

With its charming façade and deceptively spacious accommodation, 3 Church Hill presents an ideal opportunity for first-time buyers, downsizers, or those seeking a retreat.

The accommodation comprises a lounge with a window to the front aspect, a feature fireplace housing a wood-burning stove, and a spiral staircase leading to the first floor. A door from the lounge opens into a dining area which flows into the fitted kitchen, complete with an airing cupboard and access to the rear garden via both a window and rear door. The ground floor bathroom is conveniently located off the dining area.

Upstairs, the spiral staircase opens into a master bedroom with a window to the front aspect and a built-in wardrobe. A connecting door leads through to the second bedroom, which enjoys views over the rear garden, features built-in storage, and benefits from a private WC.

Externally, the property boasts a front garden mainly laid to lawn with mature plant and shrub borders. To the rear, a generous garden offers a fantastic outdoor

space, mainly laid to lawn with a range of established trees and shrubs. A private gated area leads to a rear driveway providing off-road parking for multiple vehicles, along with a useful lean-to and shed for additional storage.

This charming cottage is ideally located for those looking to enjoy village life, with good access to local amenities and countryside walks, while still being within easy reach of Norwich and the Norfolk Broads.

Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

SERVICES

Mains electricity, water connected, drainage is via a septic tank. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

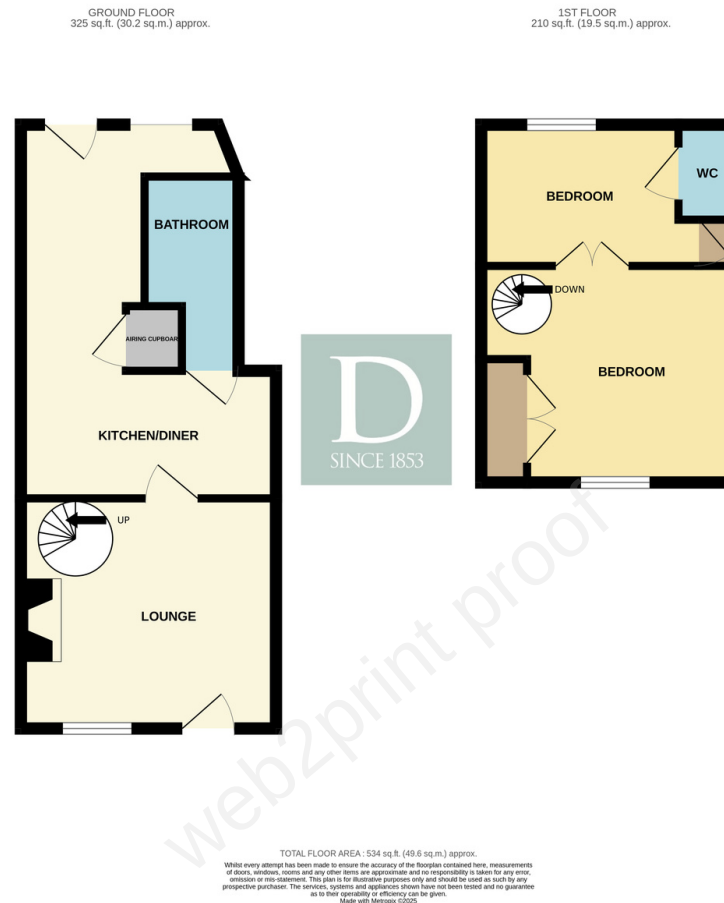
LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – TBC





FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 10 New Market, Beccles,
Suffolk, NR34 9HA

Tel : **01502 712122**
Email : **beccles@durrants.com**