



Gravel Pit Lane Haddiscoe

Asking Price £265,000
Freehold

Tucked away on a quiet Lane, is this semi-detached that stands on a plot of approximately one quarter of an acre (STMS) and adjacent to woodland. The bungalow has been updated and modernised by the current owners and benefits from uPVC windows, electric underfloor heating and a fitted kitchen and shower room. The Village of Haddiscoe sits on the edge of the Norfolk Broads and has easy access to the Market Town of Beccles and Loddon, and the seaside town of Great Yarmouth and its own train station services a direct route to the Cathedral City of Norwich.

ENERGY PERFORMANCE RATING : C



Non-Estate Location
Quarter Of An Acre Garden (STMS)
Two Bedroom
Semi Detached Bungalow
Modern Fitted Kitchen & Shower Room
Underfloor Heating
Village Location

CONSERVATORY

Of uPVC construction and polycarbonate roof, ideal dining space, door leading to kitchen.

KITCHEN

uPVC window to front aspect, smooth plastered ceiling, white enamel sink with mono block tap, range of cream shaker style wall and base units with solid timber work surfaces over and tiled splashbacks, space for electric cooker, plumbing and space for washing machine, space for fridge freezer, stainless steel extractor hood, tiled floor with underfloor heating.

LOUNGE/DINER

uPVC window to front aspect, smooth plastered ceiling, fireplace - currently closed over, oak flooring with underfloor heating.

INNER HALLWAY

Access to loft space, smooth plastered ceiling, tiled flooring with underfloor heating.

BEDROOM ONE

uPVC window overlooking rear garden, smooth plastered ceiling, oak flooring with under floor heating.

BEDROOM TW

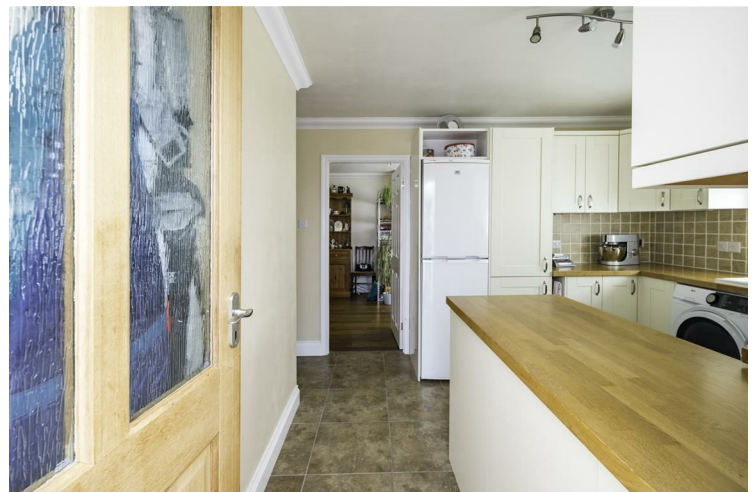
uPVC window overlooking rear garden, smooth plastered ceiling, oak flooring with under floor heating.

SHOWER ROOM




uPVC window to side aspect, smooth plastered ceiling, large corner shower cubicle with electric shower mixer, pedestal wash basin, corner WC, electric stainless steel heated towel rail, fully tiled floor and walls with underfloor heating.

EXTERNAL


To the front of the property is parking for several cars, mainly laid to lawn with hedge to front. Rear garden has two patio areas, large log cabin and two further garden sheds, large secluded garden.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 88
(81-91) B		
(69-80) C		
(55-68) D	 64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

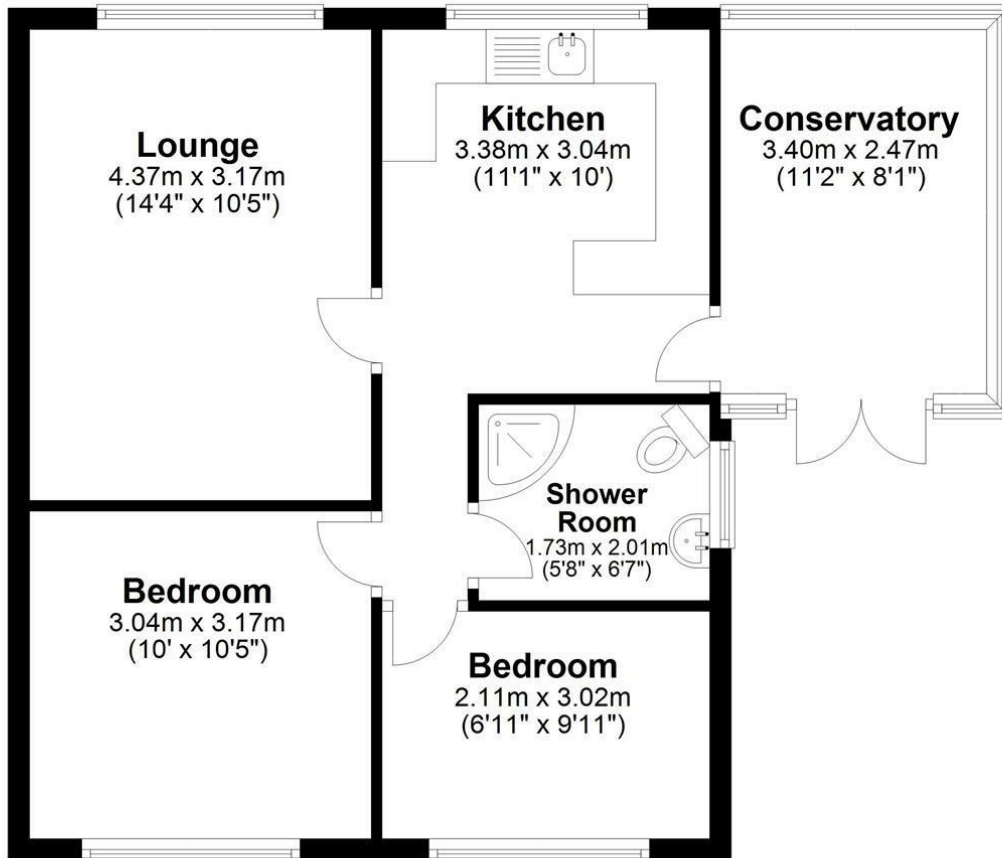
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



Total area: approx. 55.8 sq. metres (601.0 sq. feet)

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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