



**The Retreat, Low Road  
Haddiscoe**

**GUIDE PRICE £390,000  
Freehold**

An individual cottage style detached residence that offers potential to create a versatile multi generational accommodation in a non-estate village location. The property has a wrap around garden with off road parking for several vehicles and a detached tandem garage. The accommodation is currently arranged to offer four reception rooms, two double bedrooms, and two bathrooms. Floorplan A shows how the accommodation is currently used and Floorplan B shows the potential to create a self contained annexe. A copy is available upon request.



No Onward Chain  
Annexe Potential Subject to Planning Permission  
Detached Individual Cottage Style Residence  
Non-Estate Village Location  
Wrap Around Garden  
Off-Road Parking For Several Vehicles  
Tandem Garage  
Oil Fired Central Heating  
uPVC Double Glazing

Short Drive To HAddiscoe Railway Station Giving Access To Norwich & Lowestoft

### ENTRANCE HALL

uPVC front door, glazed side panel, two uPVC windows, smooth plastered and coved ceiling, built in cupboard with hanging rail, shelving and water softener, staircase to first floor, understairs storage cupboard, two radiators, fitted carpet.

### LIVING ROOM

uPVC windows to front side and rear aspect, smooth plastered and coved ceiling, feature exposed chimney breast with inset electric cast iron style wood burner on raised quarry tile hearth, two radiators, fitted carpet, double doors to dining room.



### DINING ROOM

uPVC window to rear aspect, smooth plastered and coved ceiling, radiator, laminate floor, opening to kitchen.

### KITCHEN

uPVC window to rear aspect, textured one and half bowl sink and drainer, range of base and wall cupboards, work surfaces over, tiled splash backs, integrated dishwasher and fridge, plumbing for washing machine and tumble dryer, four ring electric hob, double electric oven, laminate floor, door to side garden.

### GROUND FLOOR BATHROOM

uPVC to side aspect, smooth plastered ceiling, panelled





bath with electric shower over, low level WC, wash hand basin, fully tiled walls, radiator, laminate floor.

### RECEPTION ROOM THREE

upVC window to front aspect, smooth plastered and covered ceiling, radiator, fitted carpet, uPVC french doors opening to side garden.

### RECEPTION FOUR

Three uPVC windows to front and side aspect, smooth plastered and covered ceiling, ornate fire place with inset electric fire, access to loft space, two radiators, fitted carpet.

### FIRST FLOOR / STUDY / LANDING AREA

Velux window to front aspect, radiator, fitted carpet.

### BEDROOM ONE

Two uPVC windows to front and rear aspect, smooth plastered ceiling, three eave storage cupboards, two radiators, fitted carpet.

### BEDROOM TWO

uPVC window to rear aspect, smooth plastered ceiling, access to loft space, radiator, fitted carpet.

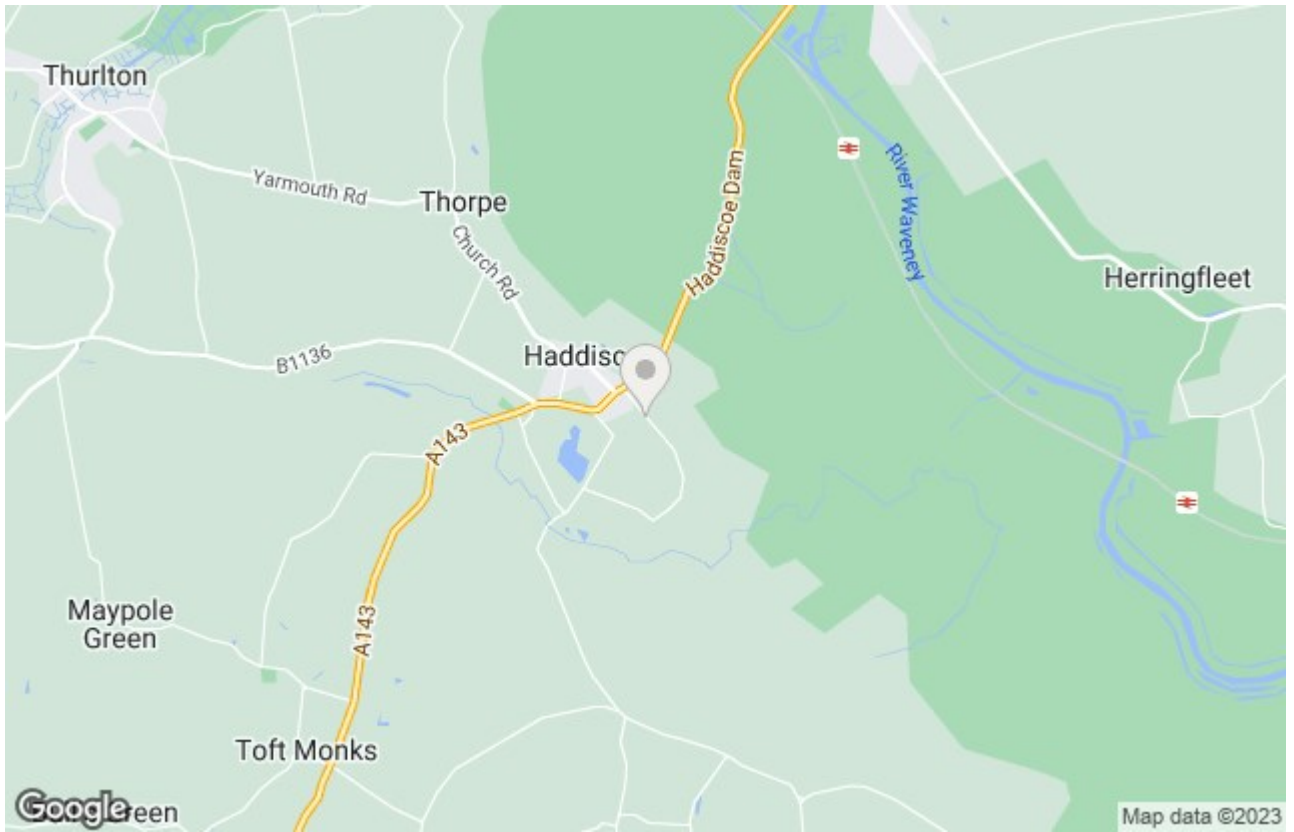
### BATHROOM

uPVC window to rear aspect, corner bath with shower over, low level WC, wash hand basin, cupboard housing hot water cylinder, ladder style radiator, fully tiled walls, vinyl floor.

### EXTERNAL

Brick weave driveway with parking for several vehicles leading to detached tandem garage with power and light, additional gravel parking area suitable for caravan or boat, there is a wrap around garden mainly laid to lawn with shrub and flower borders, raised decked area and paved and drying area, , There is an outside oil fuelled boiler and tank and timber garden shed. The property has a water treatment plant shared with the adjoining neighbour.





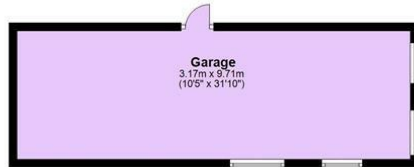




## Additional Information

**Local Authority** - South Norfolk  
**Council Tax** - Band D  
**Viewings** - By Appointment Only

**Floor Area** - 2078.00 sq ft  
**Tenure** - Freehold



Total area: approx. 193.1 sq. metres (2078.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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