



Offers In The Region Of: £250,000  
2 Gravel Pit Lane,  
Haddiscoe

*Tucked away on a quiet Lane, is No.2 Gravel Pit Lane. This semi-detached bungalow stands on a plot of approximately one quarter of an acre (STMS) and adjacent to woodland. 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 that services a direct route to the Cathedral City of Norwich.*



*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**- ccess 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 Two** - 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.

**Note: Most recently a planning application for a proposed new gravel pit in the village has been refused by Norfolk County Council.**

**Additional Information:**

**Local Authority :** South Norfolk

**Council Tax Band:** B

**Services:** Electric underfloor heating, main water supply, septic tank for sewage.

**Viewings:** By Appointment Only

**Post Code:** NR14 6PS

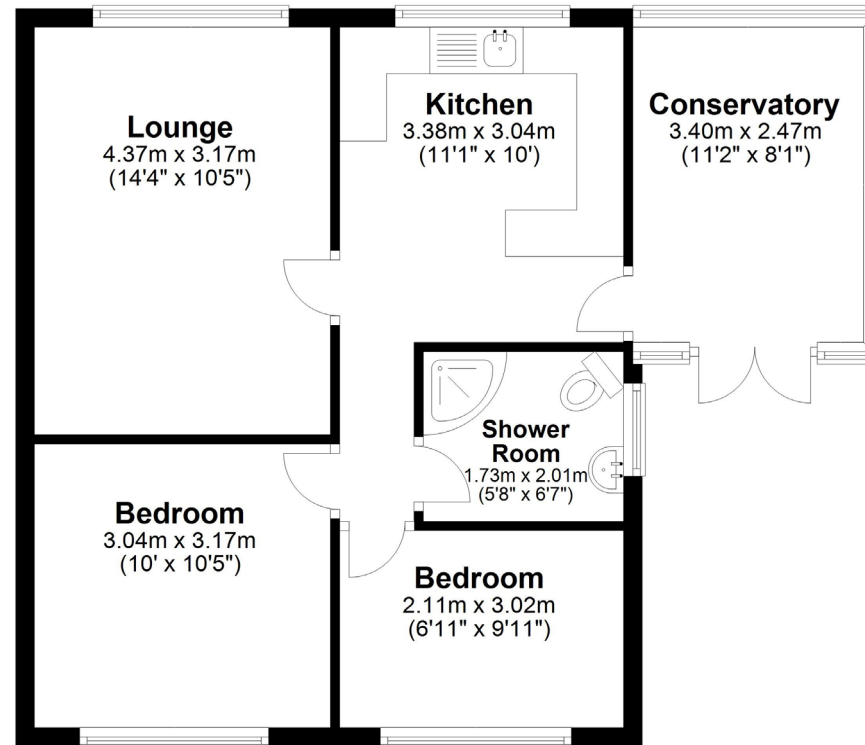
**EPC Rating:** D

**Tenure:** Freehold

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 are advised to re-check measurements.

**Ground Floor**

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



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

**Templewicks Estate Agents**

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