



*Rectory Road,  
Haddiscoe, NR14 6PG*



*A well maintained, modernised and extended cottage situated on a lovely country lane in the South Norfolk District Village of Haddiscoe. The property has beautiful countryside views to the rear, and well planned living accommodation including a sitting/ dining room with open fire, modern kitchen/ breakfast room, garden room with wood burning stove, study, two double first floor bedrooms and modern fitted shower room. Outside there is a fully enclosed good size garden and off-road parking to the front.*

#### **Property Features:**

- Semi Detached Modernised Cottage
- Two Bedrooms
- First Floor Shower Room
- Ground Floor Cloakroom
- Sitting Room / Dining Room
- Separate Study
- Kitchen/Breakfast Room
- Utility Room
- Wood Burning Stove
- Sizable Enclosed Rear Garden
- Off Road Parking



#### **The Property:**

As you enter the property through the storm porch, this leads into the entrance hall with staircase rising to the first floor, with feature wall beams, stripped wooden flooring and a door leading into a sitting/dining room. The sitting room/dining room has a fitted carpet to the sitting area, feature brick open fireplace with pamment stone hearth, sealed unit double glazed front window. The dining area has wood flooring, built in storage cupboard and door with arch way that allows plenty of light to into the room. The kitchen/breakfast room comprises worktop with inset sink and drainer with cupboards under, further worktop with fitted four ring ceramic hob with extractor and light over, pans drawers beneath, integrated fridge, space for freestanding dishwasher, adjoining tall cupboard housing double oven and grill with cupboards over and under, breakfast bar, matching wall cupboards, light tube and recessed LED ceiling lighting and door leading to the study and utility room. The kitchen opens out into a garden room with vaulted ceiling, wooden flooring, freestanding cast iron wood burning stove, sealed unit double glazed French style doors out to the garden with matching windows. The study is located off the kitchen and has a stable type door to rear garden, fully tiled floor, recessed ceiling, spotlights and Velux window and a door into the utility room with floor mounted oil fired boiler for central heating and domestic hot water, space for freestanding washing machine and tumble dryer, front door with matching window and a separate W/C with low level W/C and hand wash basin.













### **The Property Cont'd/**

From the hall the staircase rises to the first floor and landing with feature ceiling and wall beams and access to two double bedrooms with fitted wardrobes to the main bedroom at the front. A modern fitted shower room comprises spacious shower with rainfall head and glass shower screen, bidet, low level W/C and vanity wash basin.

### **External**

Outside to the front there is off road parking and a path to front entrance. To the rear there is a tiered well landscaped, attractively laid out rear garden which is split into several areas and has pleasant far reaching view over the surrounding countryside. A paved patio provides ample space for outdoor furniture and is a great place to sit and relax.

### **Location**

'Haddiscoe is a village in the South Norfolk district of Norfolk and is around 16 miles southeast of The Cathedral City of Norwich and less than five miles of the Market Town of Beccles where there are supermarkets, independent shops, play parks, primary and secondary schools. The Market Town of Beccles is also known as the 'Gateway to the broads,' making it a popular location all year around with holiday makers. The property is located around two miles from a local public house serving food, as well as a farm shop selling local produce and sourced meats. Haddiscoe has its own train station stops at Lowestoft, Norwich (with links to London Liverpool Street) and Oulton Broad.'



## Additional Information:

**Local Authority :** South Norfolk

**Council Tax Band:** C

**Services:** Oil fired for domestic hot water and central heating, electricity and water connected. Mains sewer.

**Viewings:** By Appointment Only

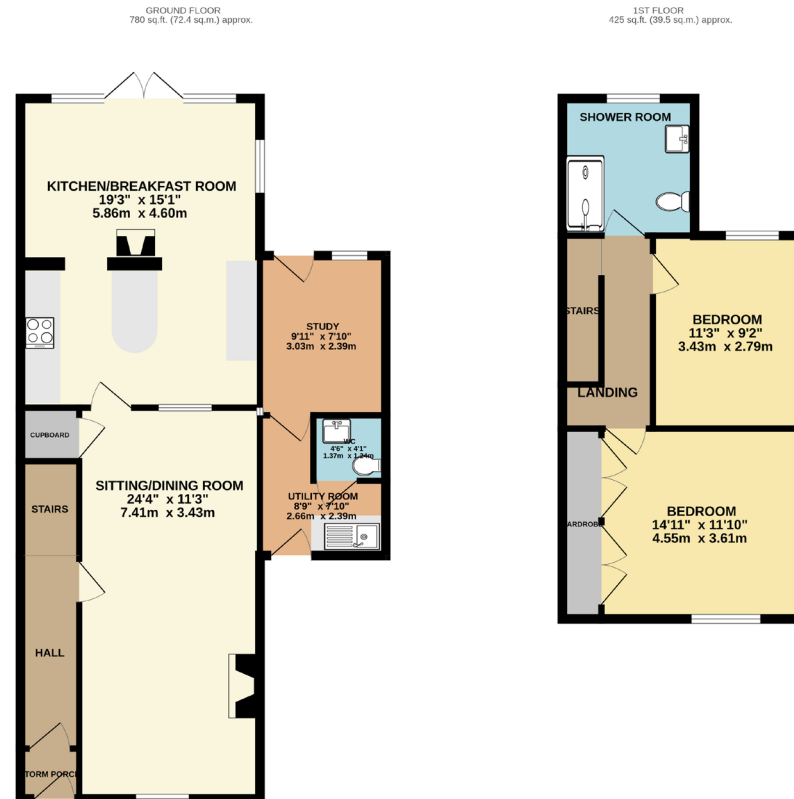
**Post Code:** NR14 6PG

**EPC Rating:** D

**Guide Price :** £299,995

**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.



TOTAL FLOOR AREA - 1205 sq.ft. (112.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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