



LOW ROAD | HADDISCOE



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HADDISCOE | NR14 6PJ | OFFERS OVER £230,000

- Detached Cottage Bursting With Character
- One / Two Bedrooms
- Exposed Beams & Fuel Burning Stove
- Stunning Kitchen / Diner & Bi-Fold Doors
- Social Enclosed Courtyard With Gazebo
- Lawned Front Garden
- Pitched Roof Double Garage
- Off Road Parking For Multiple Vehicles
- Peaceful Village Setting



Full Description

Step inside and smile with what The Little House has to offer. Full of character and charm, what was a small two up two down house has now been lovingly extended to offer a stunning kitchen / dining room with bi-folding doors, incorporating a cleverly

designed enclosed courtyard with gazebo - perfect for those who like to entertain. Complete with an abundance of parking, a double garage and a beautiful lawned front garden, the main accommodation to the ground floor comprises a sitting room with



inglenook fireplace and fuel burning stove, inner lobby / office space, downstairs shower room and the superb kitchen / dining room with enclosed courtyard. Upstairs are two bedrooms (one off the other), with the owners currently utilising one as a sizeable dressing area.

Location

Haddiscoe is a small village with a population of around 500. It is situated some 6.5 miles North East of the market town of Beccles. The village has a strong sense of Community with a local Pub and Community centre. St Mary's Church at Haddiscoe is one of the 124 round-tower churches of Norfolk, believed - despite its round tower - to be of early Norman origin.

Beccles town is made up of small market squares and winding streets nestled by the River Waveney with fantastic views of the Southern Broads. The town centre provides a blend of quirky, independent shops, restaurants, cafes and other services that make it a highly desirable place to live. There are a host of community events, festivals and entertainment held throughout the year. Beccles offers a wealth of diversity, combining history with modern-day culture.



Main Accommodation

Open Plan Kitchen / Dining Room

Situated at the rear of the property with bi-folding doors opening out into the enclosed courtyard, the kitchen / dining room is the real social hub of the house, with plenty of space to both dine and entertain. Fetching light from a sizable skylight and double glazed window to the side aspect, the kitchen comprises a modern range of wall and base units with roll top work surfaces and under-cabinet lighting, integral sink and drainer with mixer tap along with an integral fridge-freezer, dishwasher and washing machine as well as space for a range cooker with overhead extractor hood. Finished with hard-wearing tiled flooring, USB sockets and inset spotlighting, an opening leads into the inner lobby.

Lobby / Potential Office Space

With hard-wearing tiled flooring, double glazed window to the side aspect and exposed beams, this handy space provides both space for coats along with providing access to the shower room and sitting room. The owners have previously used the area as an office space, ideal for someone needing to work from home.

Shower Room

A modern three piece suite comprising low level WC, bespoke vanity unit with counter top basin and an oversized walk in shower with mains shower attachment and wet wall panelling for easy-cleaning. With an airing cupboard housing the hot water

cylinder, the shower room is finished with tiled flooring, heated towel rail, de-misting, bluetooth mirror, extractor and an obscured window to the front aspect.

Sitting Room

A sitting room bursting with character, featuring exposed beams, wall lighting and a stand out inglenook fireplace complete with the original bread oven and an inset multi-fuel burning stove. Finished with tiled flooring, inset shelving and double glazed windows to the front and side aspect. A door conceals the stairs to the first floor.

Bedroom / Dressing Room

Opening out from the staircase the owners currently utilise the bigger of the upstairs rooms as a spacious dressing area, complete with a range of fitted wardrobes and fitted dressing table. Laid with vinyl flooring, a double glazed window faces the side aspect and an opening leads into the formal bedroom.

Bedroom

Laminate flooring, exposed beams, two double glazed windows to the rear aspect.

Outside To Front

The property is set back from the road, with a generous shingled driveway providing parking for multiple vehicles side by side, as well as access to the property's single garage. Farm-style gates open out into the

properties generous front garden with a lengthy and private lawned area and re-enforced concrete patio providing further potential for off road parking. There are two brick outbuildings ideal for storing wood, with a further bin storage area, before finding the properties front door and double gates into the enclosed courtyard.

Social Enclosed Courtyard & Gazebo

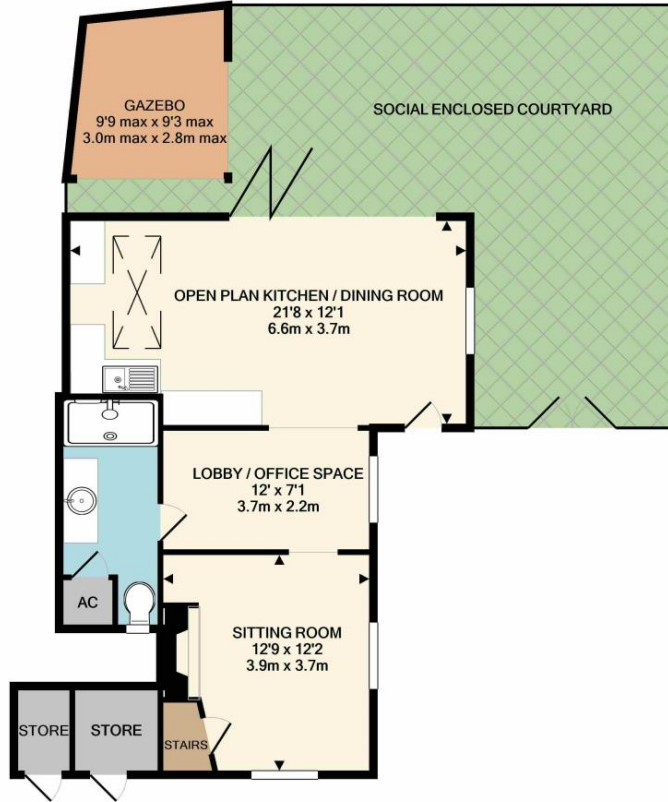
Open up the bi-folding doors and the kitchen and outside become one. Fully enclosed, a generous seating area with outside lighting becomes the perfect place to entertain with friends and family. Named 'The Gin Palace' by the current owners, a wooden gazebo provides further sheltered seating with the owners even having power for a television.

Double Garage

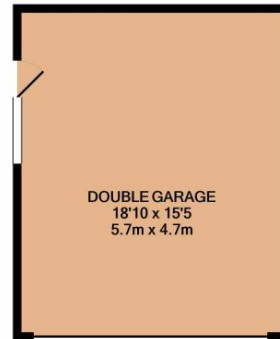
With an up and over door, the garage comes complete with power and lighting along with fitted workbench and storage potential above in the eaves.



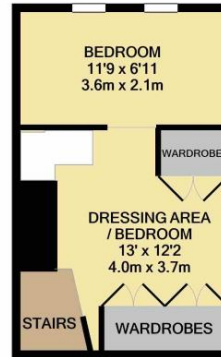




GROUND FLOOR
APPROX. FLOOR
AREA 717 SQ.FT.
(66.6 SQ.M.)



DOUBLE GARAGE
APPROX. FLOOR



1ST FLOOR
APPROX. FLOOR
AREA 231 SQ.FT.
(21.5 SQ.M.)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

SAMPLE