



Edgemarsh Low Road, Haddiscoe Norwich NR14 6PJ

welcome to

Edgemarsh Low Road, Haddiscoe Norwich

NEW TO MARKET This attractive bungalow presents a wonderful opportunity to enjoy village living in a sought-after Norfolk location, combining practical accommodation with charming outdoor spaces. Call the office today on (01493) 661999



Main Hallway

Enter the home via a uPVC entrance door into a welcoming main hallway. The hallway benefits from carpeted flooring, inset LED spotlighting, and two useful built-in storage cupboards, providing excellent space for coats, shoes, and household items.

Doors lead off to the principal reception rooms, creating a practical and well-connected layout throughout the home. The hallway also benefits from a smooth ceiling, offering a bright and inviting first impression upon entering the property.

Cloakroom

A practical cloakroom, fitted with a low-level WC and wash hand basin set within a vanity storage unit, providing useful storage space. Further features include a tiled splashback and towel rail.

Lounge

17' 4" x 11' 9" (5.28m x 3.58m)

A well-presented and spacious living room featuring double-glazed windows to the front and side aspects. The room benefits from carpeted flooring, a radiator, power points, TV point, and a smooth plastered ceiling with coving and an attractive cornice ceiling light.

A particular focal point of the room is the charming cast iron wood-burning stove, set upon a tiled hearth with a wooden mantel over, creating a warm and inviting atmosphere ideal for relaxation and entertaining.

Kitchen/Dining Room

18' 6" x 11' 11" (5.64m x 3.63m)

A contemporary and well-appointed kitchen featuring double-glazed windows rear and side, and opaque-glazed door to the rear aspect, providing plenty of natural light and direct access outside. The kitchen is fitted with an extensive range of wall, base and drawer units, complemented by marble-effect work surfaces and tiled splashbacks.

Integrated appliances include a built-in electric oven

and grill, electric hob with a canopied stainless steel extractor hood over, integrated dishwasher, washing machine and larder fridge. A 1.5 bowl stainless steel sink and drainer with mixer taps is also provided.

Further features include vinyl flooring, inset LED spotlighting, ample power points, radiator, and a smooth plastered ceiling with coving, creating a stylish and practical space for everyday living.

A door from the kitchen leads through to the conservatory/sun room, providing additional reception space and an ideal area for relaxing or dining while enjoying views of the garden.

Dining Room - A spacious dining room, ideal for family dining and entertaining, featuring a double-glazed window to the side aspect. The room offers ample space for a dining table and chairs, together with additional space for a freestanding fridge/freezer.

Further benefits include carpeted flooring, power points, a cornice ceiling light, and a smooth plastered ceiling with coving, creating a comfortable and versatile space for both everyday use and social gatherings.

Conservatory

The conservatory is constructed with a brick base and uPVC double-glazed framework, incorporating wrap-around inward-opening windows, glass roof, French doors and additional single uPVC door. This flexible accommodation, offers an ideal space to relax while enjoying views of the surrounding garden.

Inner Hallway

A practical inner hallway featuring two useful built-in storage cupboards. The hallway benefits from inset LED spotlighting, a smooth coved ceiling, and doors leading to the principal reception rooms, bedrooms and family bathroom, creating a well-connected flow throughout the home.

Master Bedroom

14' 9" x 11' 9" (4.50m x 3.58m)

A generously proportioned master bedroom positioned to the rear of the property, featuring a double-glazed window overlooking the garden. The room benefits from carpeted flooring, a radiator, ample power points, and a smooth coved ceiling with an attractive cornice ceiling light.

There is plenty of space for wardrobes and additional bedroom furniture, creating a comfortable and practical principal bedroom.

Bedroom Three

9' 8" x 8' 5" (2.95m x 2.57m)

Currently utilised as a home office, this versatile second bedroom features a double-glazed window to the side aspect. The room benefits from carpeted flooring, a radiator, ample power points, and a smooth coved ceiling with an attractive cornice ceiling light.

Well-proportioned and adaptable, the room offers excellent potential as a guest bedroom, nursery, hobby room, or home office and would suit a variety of lifestyle needs.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

A comfortable third bedroom featuring a double-glazed window to the front aspect, allowing for plenty of natural light. The room benefits from carpeted flooring, a radiator, ample power points, and a smooth coved ceiling with an attractive cornice ceiling light.

Family Bathroom

8' 5" x 5' 11" (2.57m x 1.80m)

A modern family bathroom fitted with a stylish white high-gloss three-piece suite and featuring a double-glazed opaque window to the side aspect. The suite comprises a wall-hung two-drawer vanity unit incorporating a wash hand basin, low-level WC, and a panelled P-shaped bath with a wall-mounted



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welcome to

Edgemarsh Low Road, Haddiscoe Norwich

- Three-Bedroom, Detached Bungalow, Representing A Rare Opportunity to Acquire a Beautifully Maintained Home in an Idyllic Village Location
- Well-Presented, Fully Enclosed Front & Rear Garden
- Double Garage & Off Road Parking
- Easy Access to Local Amenities, Charming Countryside Walks, Excellent Transport Links to Nearby Market Towns and The Stunning Norfolk Coastline.
- Conservatory

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in the region of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WEA107869 - 0002

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