



The Street, Haddiscoe - NR14 6AA

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Haddiscoe, Norwich

NO CHAIN. This superb LINKED-DETACHED COTTAGE occupies a PROMINENT SETTING, offering a rare blend of PERIOD CHARM and modern convenience. With approximately 1487 SQ. FT. (stms) of versatile accommodation, this home welcomes you with a wealth of CHARACTER FEATURES throughout. The impressive 17' SITTING ROOM is a true focal point, boasting an INGLENOOK FIREPLACE with a CAST IRON WOOD BURNER installed in 2024. The 20' DUAL ASPECT KITCHEN is FULLY OPEN PLAN, featuring a further wood burner and ample space for dining and entertaining, with the UNITS installed in 2025. A 14' CONSERVATORY provides a light-filled retreat with garden views, while the practical UTILITY ROOM and LOBBY enhance every-day functionality. Arranged over two floors, the property offers THREE BEDROOMS, ideal for family living or flexible work-from-home arrangements. The well-appointed SHOWER ROOM and a separate 'JACK & JILL' BATHROOM add further convenience, ensuring comfort for residents and guests alike. Period details such as EXPOSED TIMBER BEAMS and TRADITIONAL



FITTINGS create a welcoming atmosphere, making this cottage a truly special home. The MAIN GARDEN is positioned to the side of the property, accessible from both the conservatory and rear lobby. Enclosed by TIMBER PANEL FENCING, the gardens are mainly laid to lawn, complemented by a CENTRAL PATIO SEATING AREA that captures the afternoon sun - ideal for al fresco dining or relaxing with family and friends. Mature planting and established shrubbery provide privacy and a tranquil backdrop, while the generous plot offers HUGE POTENTIAL for further landscaping to suit your lifestyle. GATED ACCESS leads to the DRIVEWAY and GARAGE.

Council Tax band: D
Tenure: Freehold

- Linked-Detached Cottage in a Prominent Setting
- Wealth of Period & Character Features
- Approx. 1487 Sq. ft (stms) of Accommodation
- 17' Sitting Room with an Inglenook Fireplace & Cast Iron Wood Burner
- 20' Dual Aspect & Fully Open Plan Kitchen with a Further Wood Burner
- 14' Conservatory, Utility Room & Lobby
- Three Bedrooms Arranged Over Two Floors
- Shower Room with a Separate 'Jack & Jill' Bathroom



The village of Haddiscoe comprises St Mary's Church which is Grade 1 listed building, a village hall which offers local events and a population of approximately 500. This south Norfolk village is situated 18 miles south east of the City of Norwich, on the A143 road west of the coastal town of Lowestoft. The market town of Beccles is within easy driving distance and this has a wide range of amenities including schools, shops, restaurants, supermarkets etc. Beccles also provides a train link to London Liverpool Street via Ipswich, while Haddiscoe Station has trains to Norwich and Lowestoft. Local Primary Schools nearby at Toft Monks and Loddon, with Hobart High School also at Loddon.

SETTING THE SCENE

A low level brick wall with mature planting runs around the front boundary, with wrought iron railings to the side, and a hard standing footpath taking you to main entrance door. The shared shingle driveway sits to the left hand side of the property where the parking and garage can be found.

THE GRAND TOUR

Once inside a hall entrance with pamment tiled flooring can be found, with stairs rising to the first floor landing, and timber latch and brace doors leading off to the kitchen and sitting room. This sitting room is centred on a feature brick built inglenook fireplace with an inset cast iron 4Kw Burley wood burner and pamment tiled hearth - creating a focal point to the room. Stripped wood flooring can be found underfoot with a front facing window and French doors leading to the conservatory, with pamment tiled flooring underfoot and siding patio doors to the rear. This summer extension to the living space offers a versatile room to enjoy the garden views. The kitchen has been created in open plan style with a range of exposed timber beams, whilst enjoying dual aspect views to front and side. Tiled flooring flows underfoot with a feature brick built fireplace and inset cast iron Burley 8Kw wood burner, with ample space for soft furnishings and a dining table. The kitchen itself was installed in 2024 and offers an L-shaped arrangement of modern wall and base level units, with contrasting tiled splash-backs and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. Tile flooring continues underfoot with an integrated fridge and an opening to the rear lobby where the utility room can be found. Finished in a matching style to the kitchen, space is provided for a washing machine,

with a rear access door to the garden, ample space for coats and shoes, and access to the ground floor bedroom and shower room. This versatile bedroom offers fitted carpet underfoot and a rear facing window, creating a further snug reception room or double bedroom, with the adjacent shower room offering a white three piece suite including a corner shower cubicle, tiled splash-backs and flooring. Heading upstairs, the carpeted landing leads to the two first floor bedrooms, with the main bedroom offering attractive wood flooring underfoot and a side facing window with exposed timber beams to the main feature wall, and a feature open fireplace opposite. A rear lobby includes built-in storage with access to the 'Jack & Jill' family bathroom, finished with a white three piece suite including a rolled top bath and tile effect flooring. A door leads off to the remaining double bedroom which is also accessed from the landing with stripped wood flooring underfoot.

FIND US

Postcode : NR14 6AA

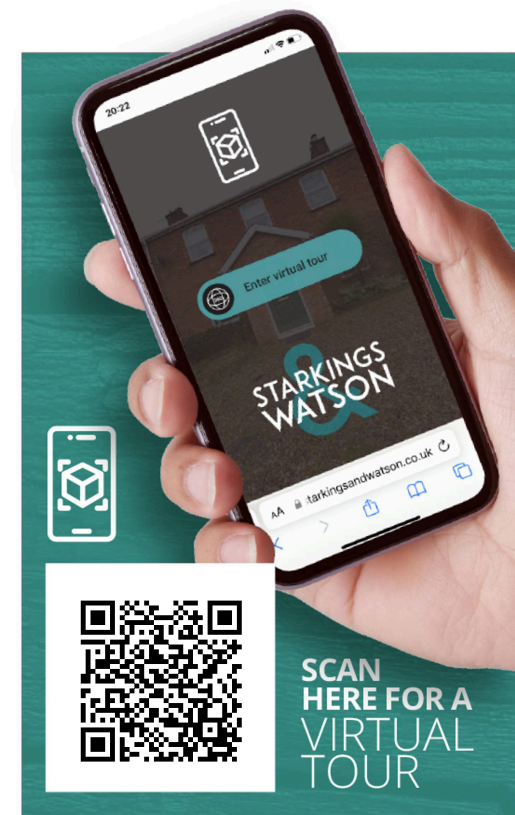
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property utilises a shared septic tank for drainage.







THE GREAT OUTDOORS

The main gardens can be found to the side of the property, with access leading from the conservatory and rear lobby. The gardens are enclosed within timber panel fencing, being mainly laid to lawn, with a central patio seating area to enjoy the afternoon sun. Gated access leads to the driveway and garage, with a variety of mature planting and shrubbery, and huge potential to further landscape the gardens to suit a new purchaser's needs. The garage is accessed from the shared driveway, through an up and over door to front, with a side access door, and parking to the front.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1487 ft²

138.2 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 recheck the measurements.