



THE RETREAT, LOW ROAD

HADDISCOE, NR14 6PJ



The Retreat is a deceptively spacious three-bedroom, three-reception-room property occupying a generous plot in the village of Haddiscoe

The property offers excellent scope and potential to create a self-contained annexe, subject to the necessary consents.

The accommodation comprises an entrance hall with storage and stairs to the first floor, a double-aspect lounge with feature fireplace and cast-iron electric wood burner, French doors to the dining room, and a fitted kitchen with side access. There is also a ground-floor bathroom, a further reception room with French doors to the garden, offering potential as an annexe bedroom, and a large versatile double-aspect reception room with potential to create a lounge/kitchenette.

To the first floor are two double bedrooms and a bathroom.

Outside, the property benefits from a driveway providing parking for several vehicles, generous wrap-around gardens and a tandem garage. An excellent opportunity for those seeking a versatile home with considerable further potential.

SERVICES

Electric and mains water are connected, private sewerage treatment plant shared with neighbouring property & Oil fired central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

South Norfolk Council. Council Tax Band – D

AGENTS NOTES

Covenant stating cannot sell alcohol. Property is timber framed with concrete cover approx. 26 years old.



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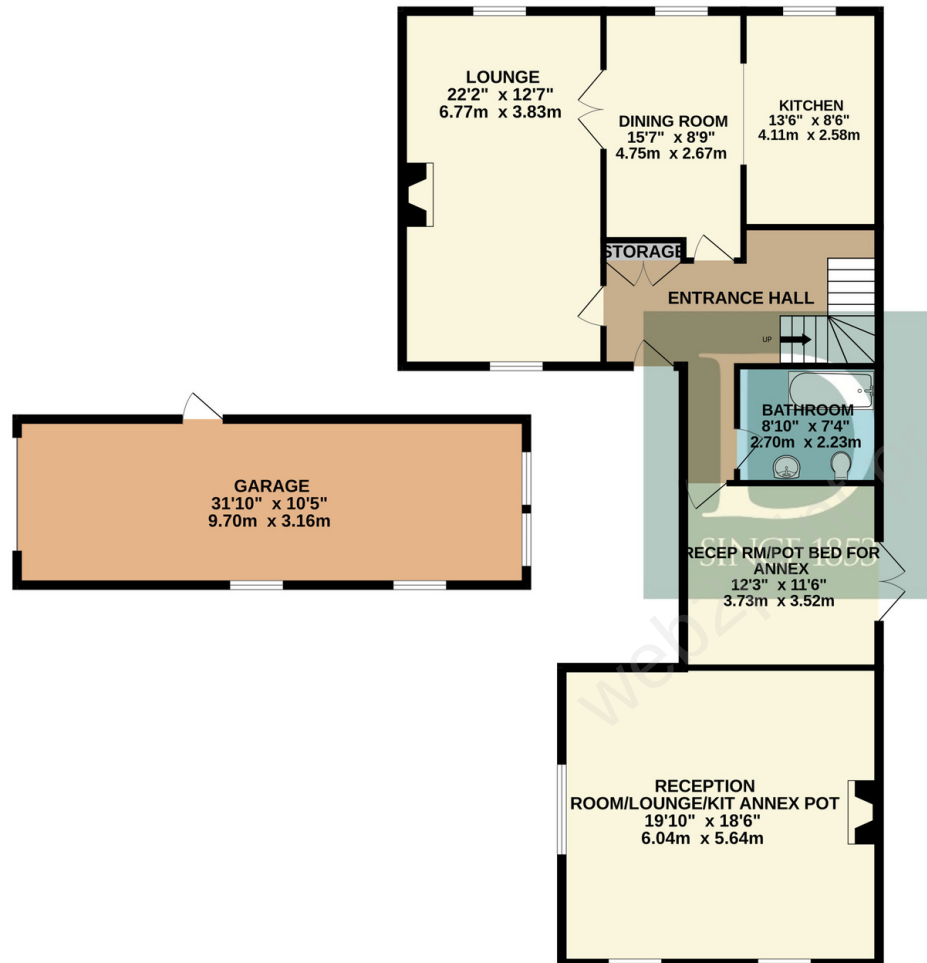




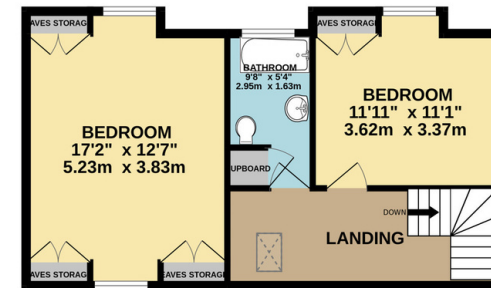
NO ONWARD
CHAIN - ANNEX
POTENTIAL



GROUND FLOOR
1576 sq.ft. (146.4 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.2 sq.m.) approx.

Whilst 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 by 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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POTENTIAL ANNEX - CGI PHOTOS USED



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