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*Rectory Road,*  
Haddiscoe, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS



Occupying a generous plot of gardens with enviable views, Musker McIntyre are pleased to offer this **\*CHAIN FREE\*** fantastic four double bedroom family home down a quiet lane in the village of Haddiscoe. Offering two reception rooms, utility room, garage with driveway parking and more, this is an opportunity not to be missed.

**Accommodation comprises briefly:**

- Hallway
- Sitting room with fireplace
- Conservatory
- Kitchen
- Dining Room
- Utility Room
- Four Double Bedrooms
- Bathroom
- Garage & Ample Driveway Parking



**Property**

Stepping over the threshold of the front door you are greeted by the hallway, with stairs to the first-floor, WC and handy storage cupboard. To your right, a door opens into the spacious sitting room, where a fireplace and stove take centre stage. French doors open into the sizeable conservatory which enjoys views over the beautifully kept garden. Another set of French doors open out on to the patio at the back of the house. Moving back along the hallway you will find the dining room and kitchen, both measuring up to a similar size. The dining room sits to the front aspect and provides ample space for a large dining set, also benefitting from a serving hatch through to the kitchen. The kitchen is well equipped with a modern white suite of wall and floor mounted storage units to three walls. A breakfast bar lines the remaining wall where the serving hatch is accessed. Integrated within is an under-counter fridge and space is provided for a standalone cooker. To the end of the hall is a utility room that provides further worktop and storage space, along with a spot for a tall fridge-freezer along with space for a washing machine and dishwasher under the countertop. Here a water softener is also mounted. Access to the rear garden and patio can be obtained from the utility room. Taking the stairs up to the first-floor, a long landing connects the bedrooms and bathroom. Three of the bedrooms are good sized double rooms, two of which boast fantastic views over the fields behind the property. The fourth bedroom would take a double bed if needed but is more comfortably used as a single bedroom. Completing the accommodation is a family bathroom fitted with toilet, bathtub, corner shower cubicle and wash basin with storage unit. The house is fitted with UPVC double glazed windows, doors and conservatory and has been kept to a high standard.













## Outside

A gently sloping shingle driveway provides plenty of off-road parking in front of the house and beside, as it leads up to the separate garage beyond. An area of grass with well established and colourful shrubs/bushes sits to the left side of the frontage, with the right boundary being marked by a high hedgerow. The garage is fitted with power/light and is accessed at the front by typical up-and-over door. To the back of the house is a large stone-paved patio area that enjoys the beautiful field views in the distance. The patio turns to path, passing the passenger door to the garage before leading further along the garden to where it begins to slope down to the bottom boundary. The top part of the garden is particularly well kept, framing and further improving the already delightful views over the horizon.

## Location

Haddiscoe is a small village along the A143, not far from the town of Beccles. Close by you will find access to the Broads network, Somerleyton Hall and Fritton woods. Haddiscoe railway station is a few miles away for access to Norwich by train. A full range of amenities can be found in Beccles, which is a busy market town with many shops, restaurants, schools, pubs and supermarkets. A market selling fresh produce is held every Friday in the town. The town is located on the Waveney River which is a gateway to the Broads network. The train station runs a link to London Liverpool Street via Ipswich, and the unspoilt Suffolk coastline with the beaches of Southwold and Walberswick are within easy driving distance.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Solid fuel central heating. Solar Panels.  
Mains electric & water. Private Drainage  
Energy Rating: D

## Local Authority:

South Norfolk Council  
Tax Band: E (£1854.05 p/a)  
Postcode: NR14 6pg

## Tenure

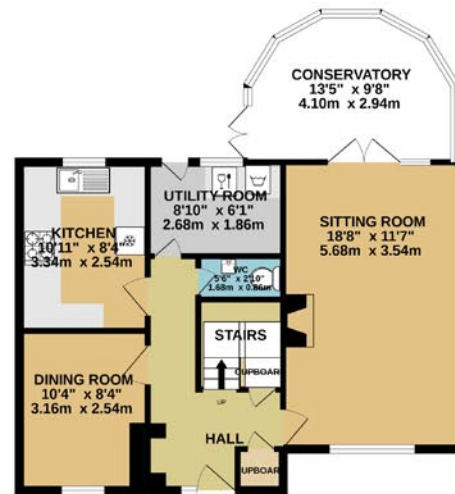
Vacant possession of the freehold will be given upon completion.

## Agents' Note

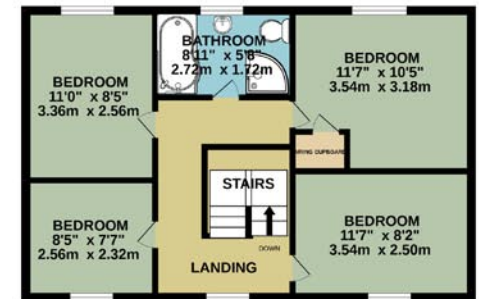
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £475,000**

GROUND FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



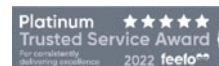
TOTAL FLOOR AREA : 1432 sq.ft. (133.1 sq.m.) approx.

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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**To arrange a viewing, please call 01502 710180**

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.