



STATION COTTAGES, HADDISCOE
GUIDE PRICE £280,000 - £290,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



STATION COTTAGES, HADDISCOE, NORFOLK NR31 9JA

- Idyllic rural location yet with direct rail links to Norwich and Lowestoft
- Generous living space and three bedrooms
- Approximately 1/5 acre of private gardens
- Detached garden room - ideal home office
- Far reaching views and with the river close by
- Wooden floors, panelled doors and a large multi fuel stove

Full of character and charm, this deceptive three bedroom cottage offers significantly extended accommodation, approximately 1/5 acre of private gardens and impressive, far reaching views with all of the peace, quiet and privacy of a rural location while offering direct rail access to Norwich (30 minutes) with connections to London and Lowestoft (17 minutes) from a small village station less than 500 metres away.

Dating back to circa 1900 with substantial works carried out in the early 2000s, this end of six former railway workers' cottages offers the perfect haven for those looking to get away from the crowds. The garden already has a generous vegetable garden and greenhouse and currently plays host to a variety of chickens (not included)! There is even a spacious detached garden room, complete with power, light, bi-folding doors and internet connection, making it the perfect base for those looking to work from home. The River Waveney is also close by with extensive riverside walks right on your doorstep.

Early viewing is encouraged.

ACCOMMODATION

Entrance Porch

Stable door to:

Breakfast Kitchen: 17'2" x 17'1"

An incredibly welcoming triple aspect family kitchen with views out over open countryside and French doors out into the garden. Full range of wall and floor mounted units with 1½ ceramic sink unit and drainer. Rangemaster cooker with built in dishwasher, plumbing for washing machine, wooden floor and high ceiling.



Living Room: 20'0" x 17'0"

Dual aspect with French doors leading out into the garden, wooden floor, multi fuel burning stove with Pamment tiled hearth, door to staircase and an understair storage cupboard.

Bathroom

Spacious four piece family bathroom with panelled bath, walk in shower, w/c and wash basin, heated towel rail, down lighters, extractor fan, built in cupboard with hot water tank, window to front aspect and underfloor heating.

FIRST FLOOR

Landing

Bedroom 1: 14'6" x 9'9"

Window to front aspect with far reaching views. Radiator, built in cupboard.

Bedroom 2: 10'1" x 9'7"

Window to rear, radiator, loft access.

Bedroom 3: 10'4" x 7'4"

Window to rear, radiator.



OUTSIDE

The substantial wraparound garden extends for approximately 1/5 acre with impressive well-stocked vegetable garden, greenhouse, garden sheds and a versatile

Garden Room: 15'9" x 9'6"

A contemporary timber building with power, down lighting, full width bi-folding doors and internet connection.

ADDITIONAL INFORMATION

Parking is at Haddiscoe Station, approximately 500 metres away. The current owners have two parking permits. A footpath leads over the railway line and past the other eight cottages.

Services: Mains water and electricity. Sewage treatment plant. Multi fuel burning stove heats the radiators and water. There is also an immersion.

Council Tax: Band B

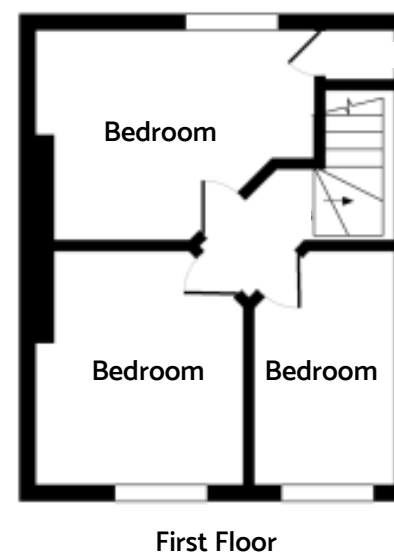
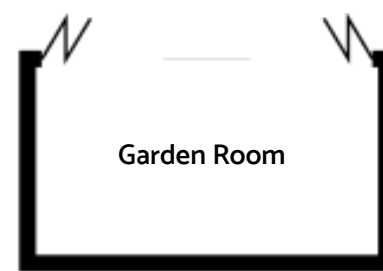
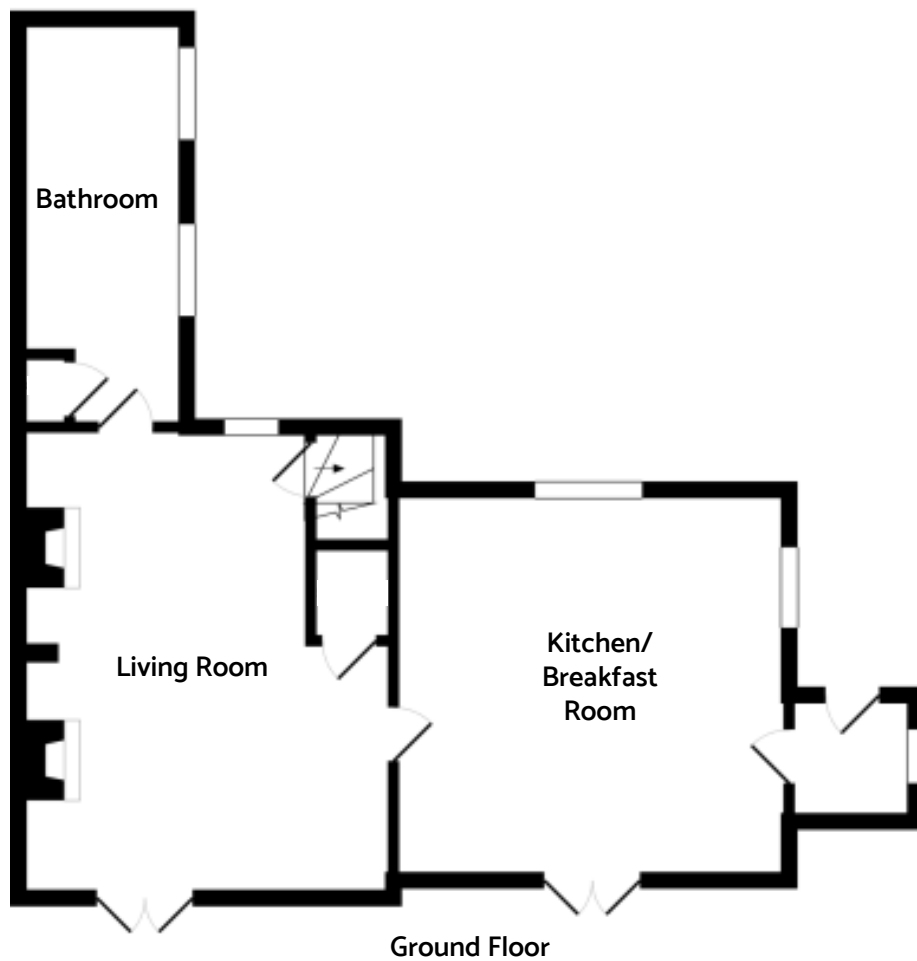
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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