



Mill Road, Burgh Castle - NR31 9QS



Mill Road

Burgh Castle, Great Yarmouth

Nestled within the tranquil charm of a RURAL VILLAGE SETTING, this attractive MID-TERRACE COTTAGE offers a harmonious blend of traditional appeal and CONTEMPORARY COMFORTS. Step inside to discover an interior that has been thoughtfully updated and MODERNISED, offering over 860 Sq. ft (stms) of comfortable living space. The property boasts a convenient PORCH ENTRANCE leading into the generous 18' SITTING ROOM, a welcoming space for relaxation and entertaining. Continuing through, the heart of the home unfolds in the form of a 17' OPEN PLAN KITCHEN/DINING ROOM complete with a matching UTILITY ROOM for added convenience. THREE INVITING BEDROOMS offer peaceful retreats, while a ground floor contemporary SHOWER ROOM and first floor BATHROOM provide practical and stylish amenities to suit modern lifestyles. Outside, the property presents a LONG LAWNED GARDEN with a charming PATIO AREA, all within the privacy of enclosed fenced boundaries.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Mid-Terrace Home in Rural Village Setting
- Updated & Modernised Interior
- Over 860 Sq. ft (stms) of Accommodation
- Porch Entrance & 18' Sitting Room
- 17' Open Plan Kitchen/Dining Room with Matching Utility Room
- Three Bedrooms
- Ground Floor Contemporary Shower Room & First Floor Bathroom
- Long Lawned Garden with Patio & Enclosed Fenced Boundaries

The village of Burgh Castle is situated within only a ten minute drive to the popular sea-side town of Great Yarmouth. The property is situated close to a range of amenities including a convenience store, post office, hairdressers, takeaway and local hardware store.

SETTING THE SCENE

Approached via a hard standing driveway providing off road parking for several vehicles, timber panel fencing lines both boundaries with access leading to the main entrance door.



THE GRAND TOUR

Once inside, a porch entrance is finished with a recessed barrier mat, with a further door taking you to the main living space finished with a light and bright décor and fitted carpet underfoot. Stairs rise to the first floor landing, whilst a front facing uPVC double glazed window offers a tree lined aspect. An opening takes you to the adjacent kitchen/dining room offering a spacious room with wood effect flooring underfoot, and an L-shaped arrangement of wall and base level units. The kitchen includes matching up-stands with integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven with glass splash-backs and extractor fan, with space provided for a fridge, with an integrated dishwasher and ample space for a dining table. Leading off, a utility room can be found offering a matching style and finished with further storage space, wood effect flooring and space for a washing machine and tumble dryer. A door leads out to the rear garden whilst the wall mounted gas fired central heating boiler sits to one corner. An inner hallway leads off the kitchen, with wood effect flooring underfoot and space for a fridge freezer or further storage, with a door taking you to a ground floor shower room completed with a white contemporary three piece suite. Wood effect flooring flows underfoot with a heated towel rail to one side and aqua board splash-backs found within the shower cubicle.

Heading upstairs, the carpeted landing includes a loft access hatch above with doors taking you to the three bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing - one including a built-in storage cupboard over the stairs. Completing the property is the family bathroom with a white three piece suite including a panelled bath with aqua-board splash-backs, heated towel rail and wood effect flooring underfoot.

FIND US

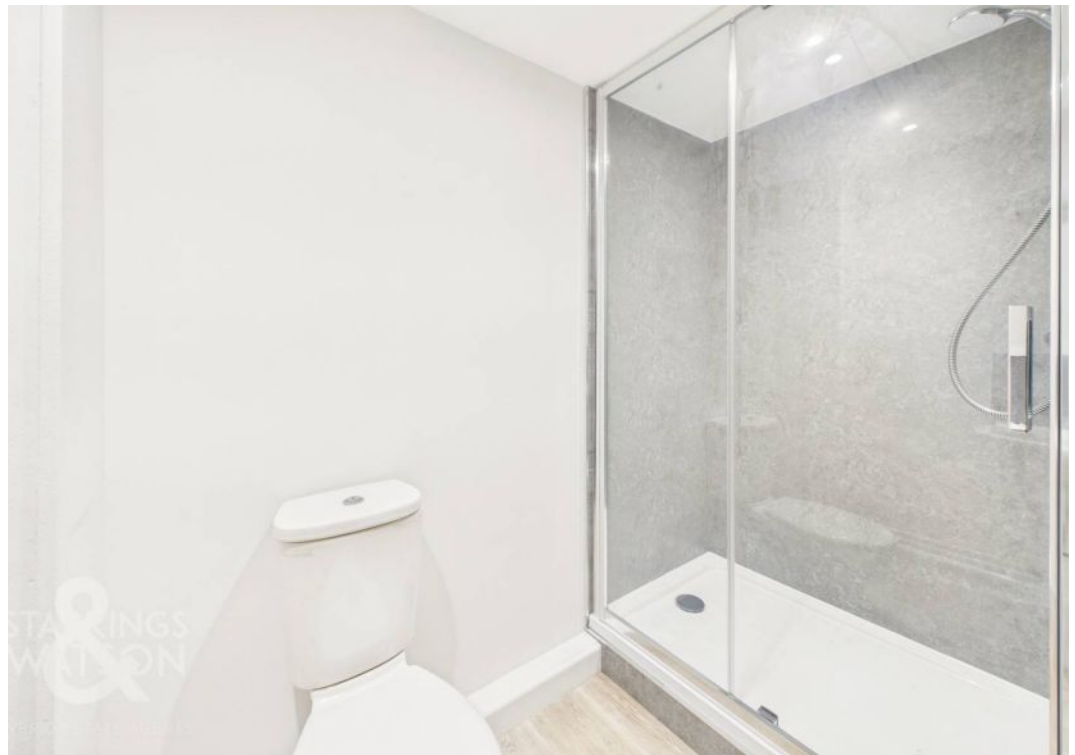
Postcode : NR13 5FP

What3Words : ///crimson.landowner.daily

VIRTUAL TOUR

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



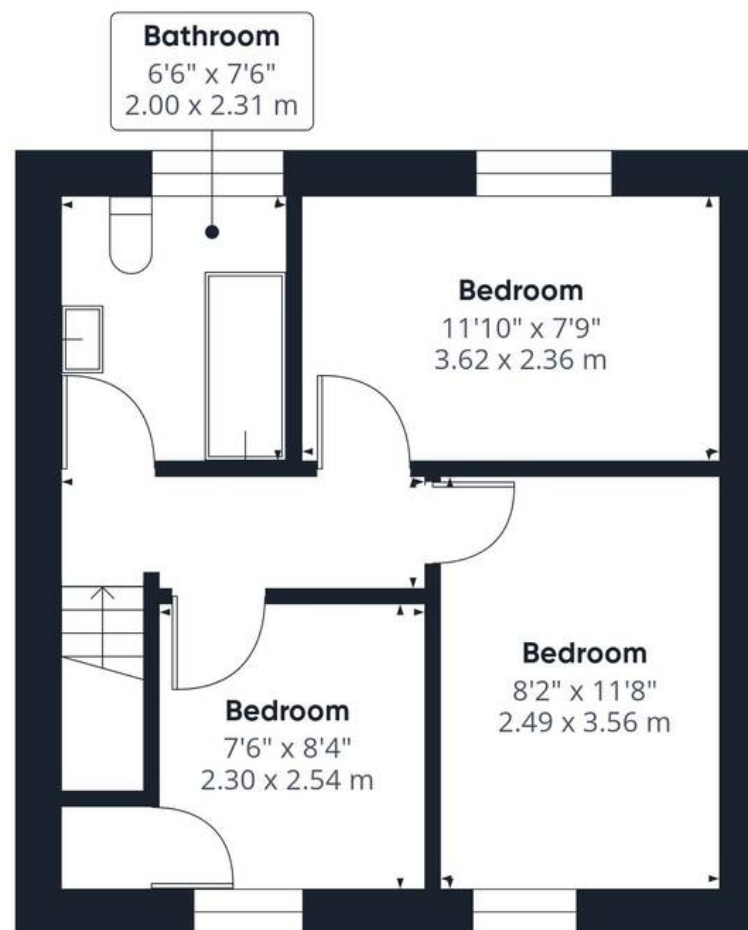
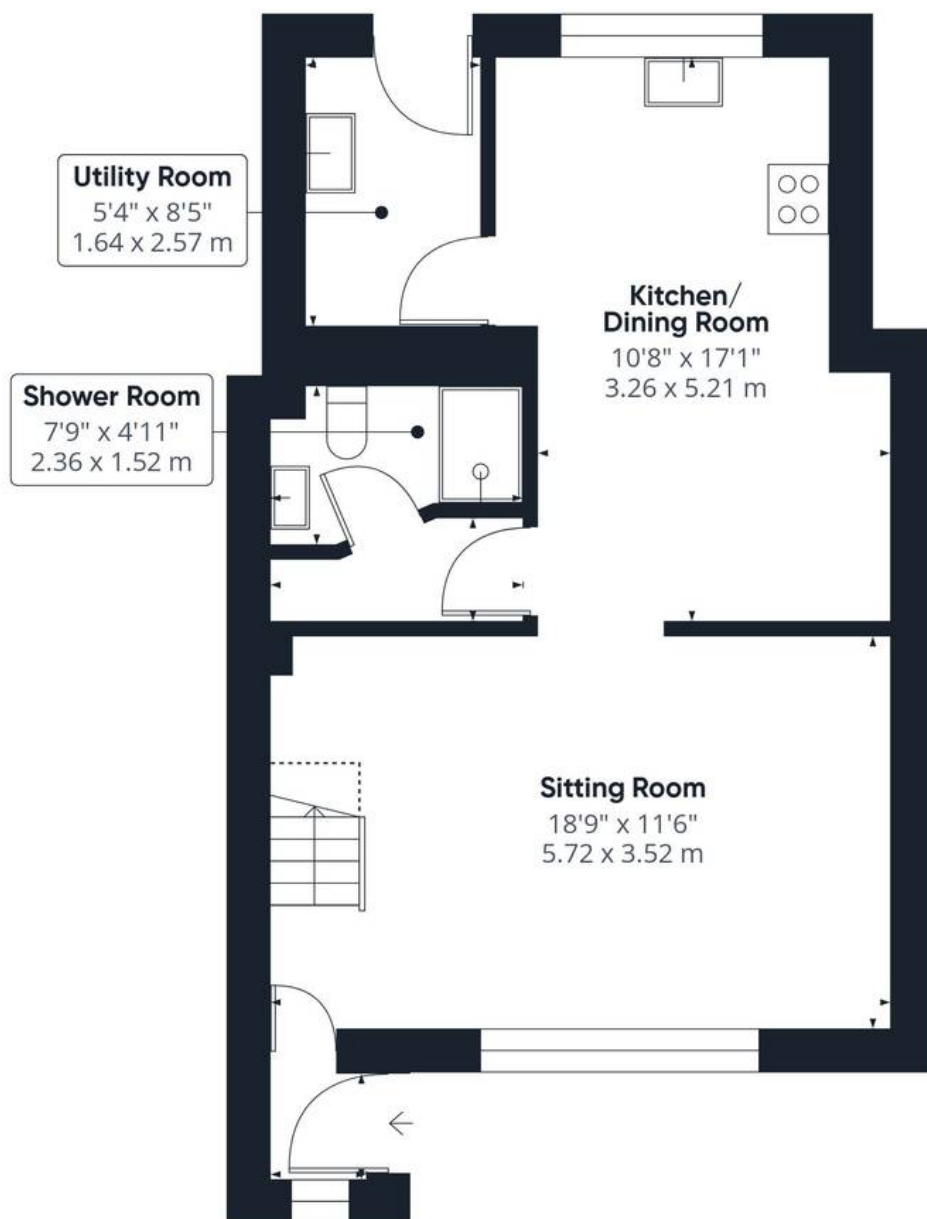




THE GREAT OUTDOORS

Heading outside from the utility room, a door opens up to a patio seating area which runs across the width of the property, with outside power supply installed. The main garden is laid to lawn and enclosed with timber panel fencing, with a shingle pathway leading along the side.





Approximate total area⁽¹⁾

861 ft²
79.9 m²

Reduced headroom

11 ft²
1 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • lettingteam@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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