



## 1 Black Mill Lane, Great Moulton

£350,000 - £360,000 Freehold

This characterful three-bedroom detached home presents a fantastic opportunity for those looking to enjoy a more relaxed pace of life in a well-regarded location. Set on a generous plot, offering just over 1,200sqft of living space, with plenty of parking and a well-maintained rear garden, the property offers a balance of outdoor space and interior comfort. Thoughtfully designed with a mix of traditional features and modern touches, it provides a warm and welcoming environment throughout. Whether you're looking to upsize, downsize, or simply enjoy village living with easy access to surrounding amenities, this home offers plenty of appeal.

## Location

Black Mill Lane enjoys a peaceful position in the sought-after village of Great Moulton, a well-connected rural community surrounded by open countryside. Residents benefit from easy access to everyday amenities in nearby Long Stratton, while the market towns of Diss and Wymondham offer further shopping, dining, and leisure options within a short drive. The A140 provides convenient road links to Norwich and Ipswich, and Diss railway station, around 20 minutes away, offers direct mainline services to London Liverpool Street. With its quiet setting, excellent transport connections, and proximity to schools and green space, Great Moulton is ideal for those seeking a balance of village living and modern convenience.



## Black Mill Lane

Upon entering the property, you are greeted by the entrance porch featuring a upvc double glazed front door that leads to the spacious sitting room. The sitting room exudes charm with its characterful ambience, showcasing a feature brick fireplace housing a woodburner atop a pamment hearth, creating a warm and welcoming focal point.



The accommodation seamlessly flows into the rear hallway, providing convenient access from the driveway, along with a kitchen/diner that epitomises country living at its finest. The kitchen/diner is a culinary haven, featuring an array of cupboards, granite worksurfaces, a range-style oven with an 8-ring hob, and a portable central island, perfect for culinary activities.

The property further boasts a delightful sun room that bathes in natural light, providing a quiet space to unwind and enjoy the views of the garden. Ascending the stairs to the first floor via the inner hallway, you will find a generously proportioned master bedroom, flooded with natural light from skylights and rear aspect windows. The ensuite facilities offer a touch of luxury, comprising a quadrant shower cubicle, wash basin set upon a vanity unit, and a WC. Additionally, two well-appointed bedrooms offer versatility, accommodating a range of lifestyle needs. The first floor is completed by the family bathroom.

Externally, the property boasts ample parking space to the front for multiple vehicles, while the rear garden provides a peaceful backdrop, mainly laid to lawn with a superb patio area perfect for entertaining guests or enjoying alfresco dining. The seamless integration of indoor and outdoor spaces offers an ideal setting for relaxation and enjoyment.

#### **Agents notes**

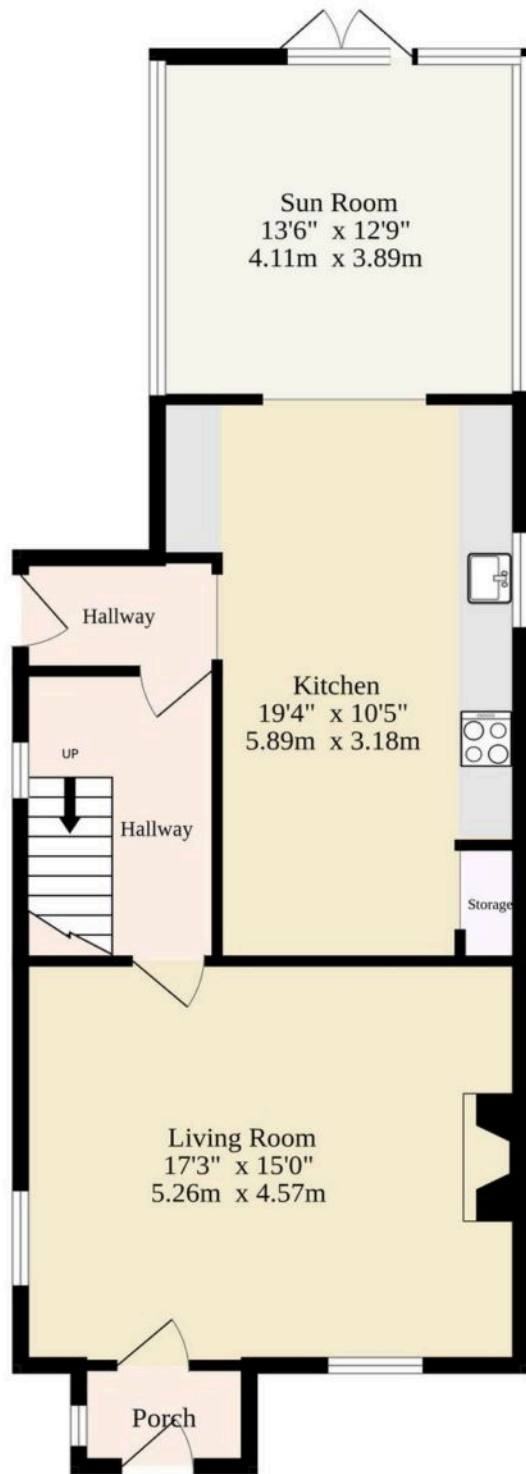
We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

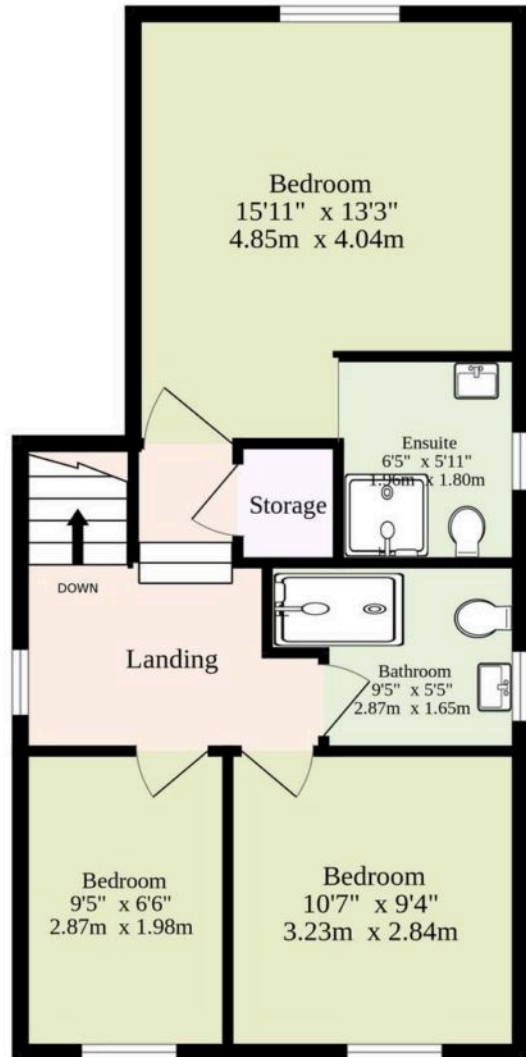
Tenure: Freehold



Ground Floor  
713 sq.ft. (66.2 sq.m.) approx.



1st Floor  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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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