



HOLLYWELL

CHURCH ROAD, MUTFORD, BECCLES, NR34 7UZ



Set back from the road is this charming four-bedroom detached family home with beautiful gardens and double garage.

Behind an immaculately maintained front garden, Hollywell is a delightful family home offering space and charm in the heart of the well-regarded village of Mutford. A private driveway leads to a detached double garage, providing ample parking and storage.

Upon entering the home, you are welcomed by a spacious entrance hall with stairs rising to the first floor and access to a cloakroom/WC. The heart of the home is a light-filled, triple-aspect sitting room, featuring French doors that open into a conservatory—a peaceful spot to enjoy views of the rear garden. An additional reception room sits adjacent to the kitchen, offering versatile space ideal as a formal dining room, home office, or snug, and also benefits from garden access. The kitchen/breakfast room enjoys a lovely bay window framing views of the garden and flows through to a utility room for added convenience.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom. The master bedroom is a particular highlight, boasting generous proportions and

a modern en-suite shower room.

The rear garden is a true feature of the home – a paved terrace directly outside the property is perfect for outdoor dining, while a raised lawn, bordered by established shrubs and planting, provides both privacy and a picturesque outlook.

This is a well-balanced family home that combines character, comfort, and practicality, all within a tranquil village setting.

SERVICES

Mains electricity, water and sewerage are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – F



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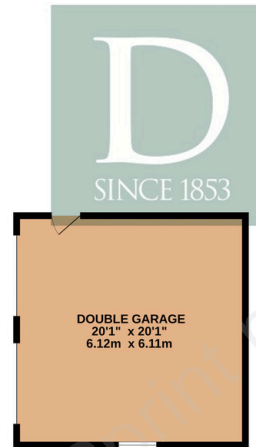
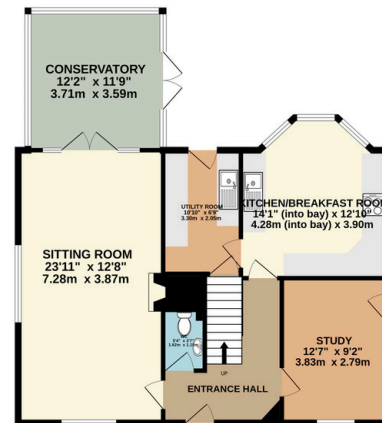
TRANQUIL
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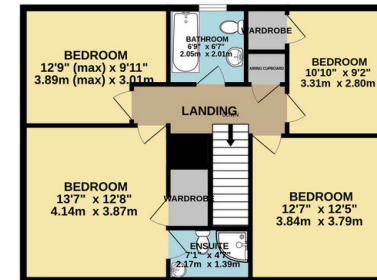


FLOOR PLAN

GROUND FLOOR
1318 sq.ft. (122.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2077 sq.ft. (192.9 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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