



28 MILL ROAD
MUTFORD



This charming detached house presents an excellent and exciting opportunity for refurbishment in the tranquil village of **Mutford**.

Discover the epitome of country living with this spacious, detached, 3 bedroom property, situated in the sought-after village of Mutford, Suffolk.

Upon entering, you'll be greeted by an inviting entrance hall that sets the tone for the rest of this delightful home. The well-proportioned sitting room offers a cosy and relaxing space, perfect for unwinding with loved ones and leads into the adjoining dining room providing an ideal setting for entertaining guests and sharing memorable meals. A convenient downstairs WC adds to the practicality of this charming residence. Upstairs you'll find a family bathroom, with separate WC and three bedrooms which ensure ample space for rest and relaxation.

Situated in approximately ¼ of an acre (sts), this property boasts generous gardens to front, side and rear, that are perfect for outdoor enjoyment, gardening, and creating cherished memories. Additionally, a garage and shed provide convenient storage for a vehicle and other belongings.

Located in the idyllic village of Mutford, the property offers a wonderful opportunity to embrace a peaceful lifestyle in the heart of Suffolk. Nature lovers will appreciate the proximity to beautiful countryside walks, allowing you to immerse yourself in the serene surroundings. With its spacious interior, desirable features, and mature garden this home is truly a gem waiting to be discovered. Don't miss out on the chance to make this property your own tranquil sanctuary.

TENURE

Freehold.

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.)

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

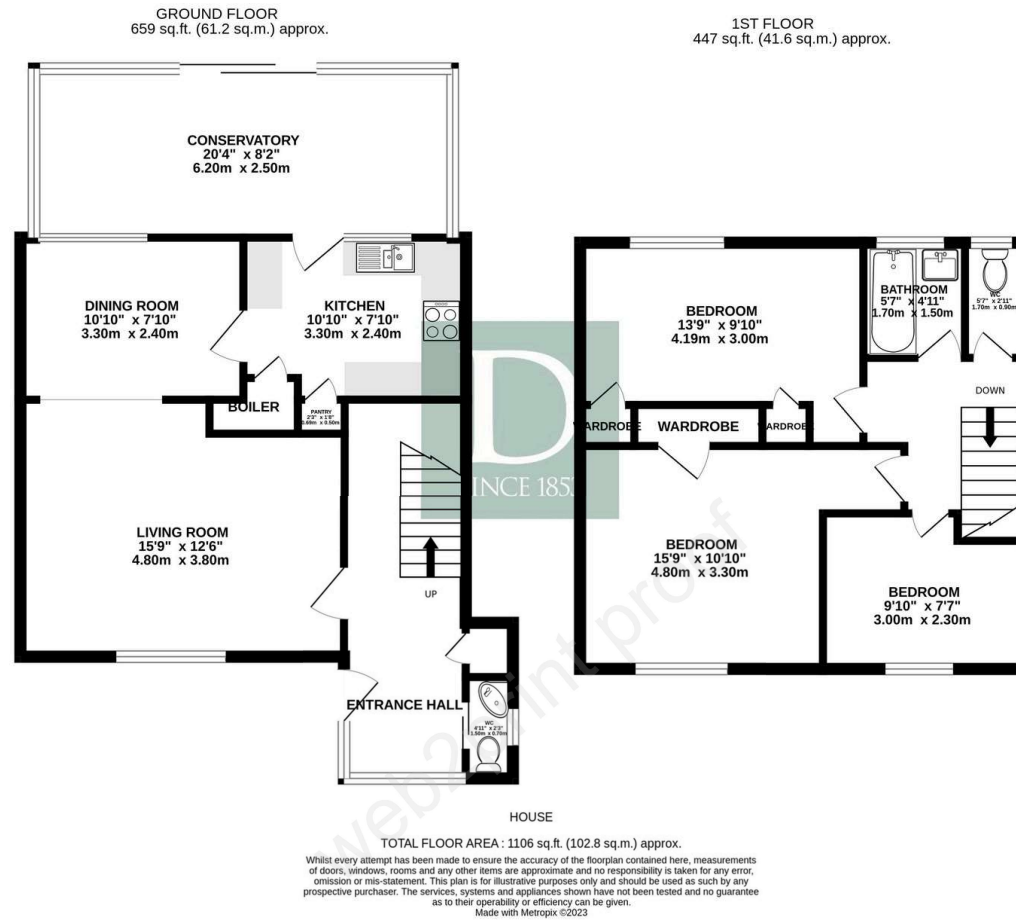
East Suffolk Council.





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IMPORTANT NOTICE

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CONTACT US

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