



2 MILL COTTAGE
UGGESHALL, NR34 8EN



2 Mill Cottage is situated in the popular rural village of Uggeshall and boasts a tucked away location with a complimentary plot.

The property provides a great opportunity for renovations to add your stamp onto the home. You enter the property via a convenient porch which provides access into the sitting room, overlooking the front garden. Leading on from the Sitting room is the main accommodation of the ground floor: a spacious open plan with large feature fireplace and country style kitchen, which provides access into the garden to the side. Situated to the side of the property is a further reception room and family shower room, ideal to use as a ground floor bedroom great for flexible living. Positioned to the rear of the home, the ground floor accommodation is completed with a good size conservatory with double doors leading into the rear garden.

Stairs to the first floor landing provide access to two double bedrooms and family bathroom. Both bedrooms with built in storage space and overlook both the front and rear gardens. The home additionally benefits from good size front and rear gardens, double garage with room above and

driveway with ample parking.

Located in the heart of the Suffolk countryside, yet less than 4.5 miles from popular coastal town of Southwold and less than 8 miles from the market town of Beccles. Beccles, a picturesque and thriving market town, has supermarkets, many independent shops and useful services, and a variety of restaurants, pubs and cafes. The town is also known as the gateway to the Broads National Park. Nearby Southwold is a thriving seaside location with a number of local shops, restaurants and coastal attractions.

TENURE- FREEHOLD

SERVICES-

Mains heating is electric, mains water and drainage 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 Southwold Office

LOCAL AUTHORITY

East Suffolk Council. Band - E



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TBC



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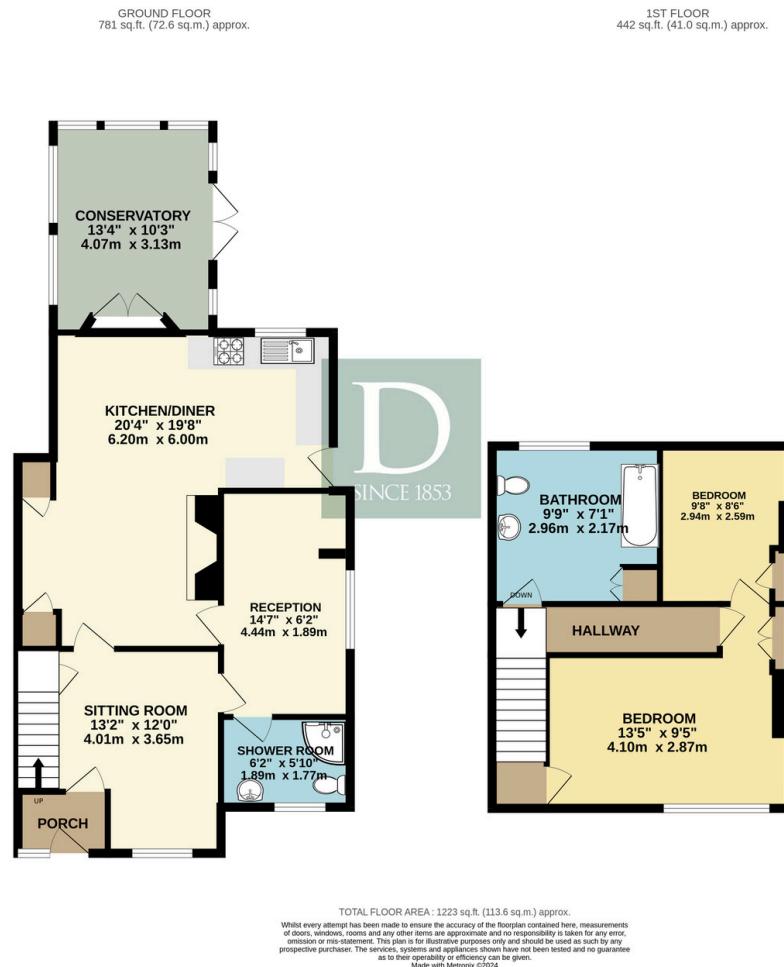


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RURAL
LOCATION

FLOOR PLAN



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

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CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : 01502 723292
Email : southwold@durrants.com