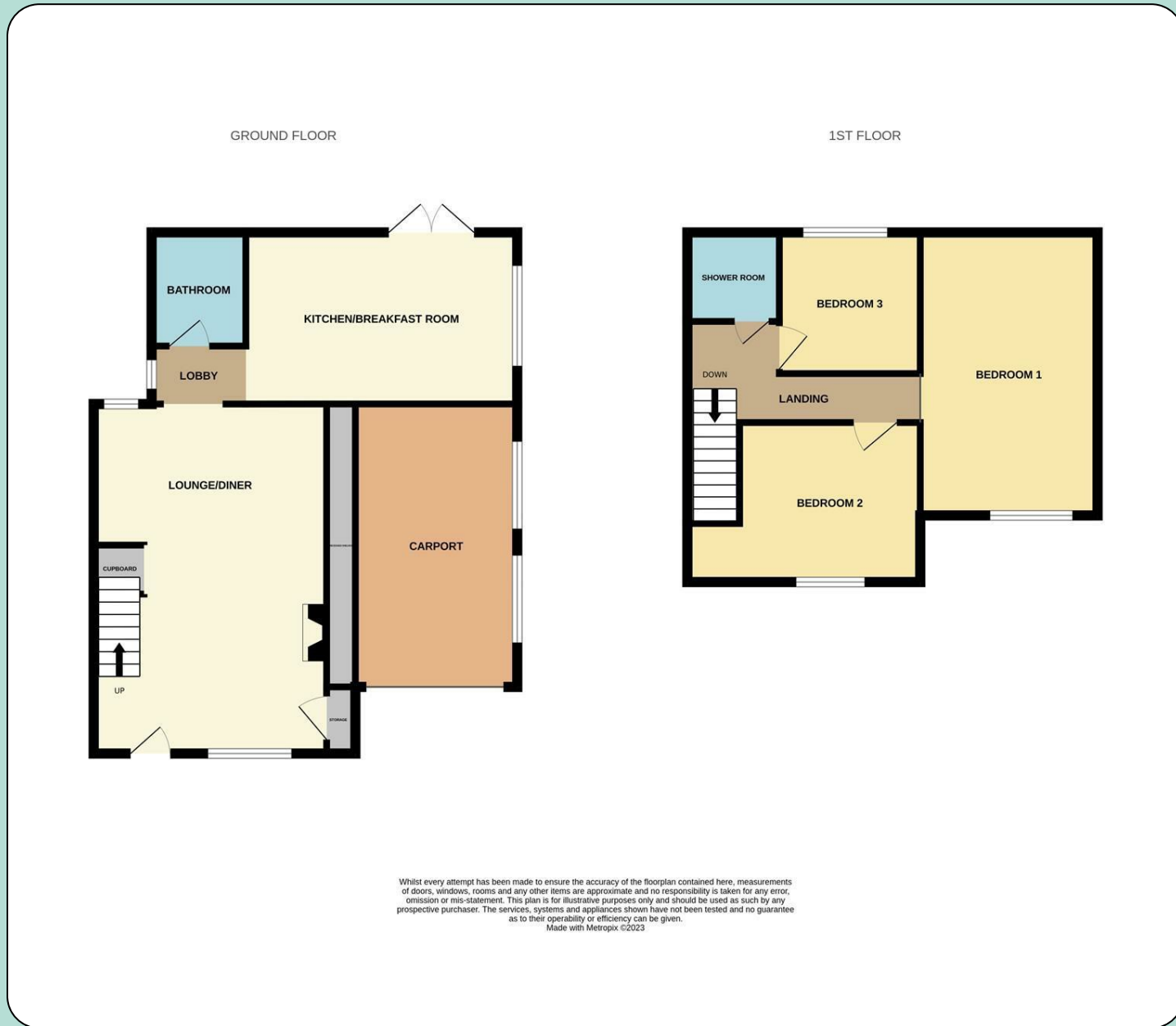


Tenure: Freehold
 Council Tax Band: B
 EPC Rating:
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£300,000
 Offers In Excess Of



Mill Road
 Mutford, NR34 7UP

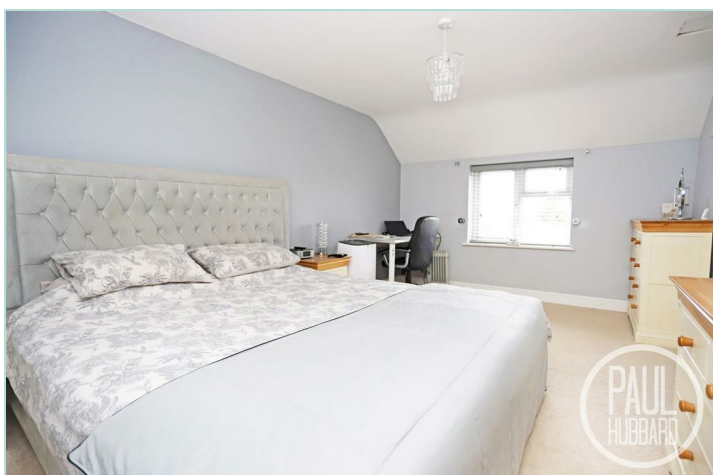
- DECEPTIVELY SPACIOUS COTTAGE
- SOUGHT AFTER VILLAGE
- 3 DOUBLE BEDROOMS
- MODERNISED THROUGHOUT
- AMPLE PARKING AND BRICK CARPORT
- SOUTH WEST FACING GARDEN
- TWO BATHROOMS
- EXPANSION OPPORTUNITY INTO CARPORT (stp)
- OPEN FIELD VIEWS
- NO ONWARD CHAIN



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Location

The village of Mutford is a quaint semi-rural civil parish set in the scenic countryside of Suffolk. With a rich history and natural beauty this village offers a relaxing haven to call home. Features include the medieval church of St Andrew, which is one of around 40 round-tower churches in Suffolk, a village hall and playing field. The village is 5 miles (8.0 km) south-west of Lowestoft and 4 miles (6.4 km) south-east of Beccles.

Summary

Step into Mill Road, a deceptively spacious period cottage undergoing modernisation in the heart of the sought-after village of Mutford. As you enter, a cosy lounge/diner welcomes you with an open plan layout, a Stovax fireplace and feature recessed shelves. Explore the spacious kitchen/breakfast room, showcasing French doors to the garden, a breakfast bar and modern amenities.

As you go up the stairs to the first floor landing, this leads you to three double bedrooms with features including, built-in storage units and scenic views. The shower room boasts contemporary fixtures and a ground floor bathroom offers relaxation in a modern and stylish setting.

Outside, the property has a spacious brick-weave driveway providing parking for multiple vehicles, a carport which would be perfect for conversion/ extension subject to building regulations. At the rear, a wrap around South-West facing garden features a custom-built BBQ/entertainment area along with a spacious summerhouse.

Lounge/diner

6.04 x 4.01
UPVC entrance door, laminate flooring, x2 UPVC double glazed windows to the front & rear aspect, down lights, feature Stovax burner, radiator, under stairs storage space, recessed shelves with LED lighting, stairs lead up to the first floor landing, doors open to x2 cupboards, one of which houses the fuse board and an additional door into the lobby.

Lobby

Laminate flooring, UPVC double glazed window to the side aspect, a radiator, a door to the bathroom and an opening which leads through to the kitchen/breakfast room.

Bathroom

2.10 x 1.63
Tile flooring, heated towel rail, tiled walls, extractor fan, suite comprises of a toilet & wash basin with a mixer tap set into a vanity unit, a panelled bath with a mixer tap and a mains fed shower above with both rainfall & handheld heads.

Kitchen/breakfast room

4.75 x 3.01
Laminate flooring, UPVC double glazed window to the side aspect, vertical radiator, units above & below, tile splash backs, laminate work surfaces, inset stainless steel 1.5 sink & drainer with mixer tap, space for a washing machine, range master oven & fridge freezer, built in stainless steel extractor hood and French doors open to the garden.

Stairs leading to first floor landing

Fitted carpet, loft access and doors opening to bedrooms 1-3 and the shower room.

Bedroom 1

4.67 x 3.17
Fitted carpet throughout and a UPVC double glazed window to the front aspect.

Bedroom 2

4.56 x 2.33
Laminate flooring, UPVC double glazed window to the front aspect, built in storage units and a radiator.

Bedroom 3

2.79 x 2.68
Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Shower room

1.67 x 1.44
Tile flooring, heated towel rail, extractor fan, part tiled walls, suite comprises of a toilet, a wash basin with a mixer tap set into a vanity unit, a mains fed shower with both a hand held & rainfall heads, set into a cubicle enclosure.

Outside

At the front a spacious brick weave driveway is accompanied by a carport, outdoor lighting and a gate giving rear garden access.

Carport 4.70 x 3.15

The rear garden is currently undergoing renovations and consists of a South/West facing laid lawn, a custom built BBQ entertainment area with a fire pit, a spacious summerhouse and is fully enclosed by a panel fence surround.

Summerhouse 3.95 x 2.62



Agent note

The views portrayed are visible from the property; however, the featured land does not constitute part of the property.

This home operates on an oil central heating system and benefits from several recently installed modern radiators.

Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.