

42 Mill Road  
Godwick  
Tittleshall  
PE32 2RJ



**ATTIK**  
CITY | COUNTRY | COAST

# 42 Mill Road

## Offers In Excess Of £300,000

### The three-bed cottage bursting with character.

Welcome to Mill Road, a characterful three-bedroom semi-detached property nestled in the picturesque village of Godwick, surrounded by stunning countryside views. This delightful home offers both character and practicality, making it an excellent choice for families or those seeking a tranquil retreat.

As you approach the property, you're greeted by a lovely front garden and a welcoming entrance. The property features convenient off-road parking with double carport accessible from the side, providing ample space for vehicles. Step inside through the inviting porch into a spacious living area, complete with an open fireplace that exudes warmth and character. Natural light pours in through windows at both the front and rear, creating a bright and airy atmosphere.

The well-appointed kitchen, newly fitted, offers space for a dining table, making it ideal for family meals and entertaining. Adjacent to the kitchen is a useful utility room housing the boiler and a delightful pantry-style cupboard, providing plentiful storage. From here, access the back garden through a side door.

Ascend the staircase to discover generous double bedrooms, each offering ample space and light. The main bedroom features beautiful original wooden floors, enhancing the home's character. The family bathroom is conveniently located and includes a toilet, bath and sink, along with additional storage options. The two additional bedrooms are similar in size, comfortably accommodating a variety of arrangements with windows that overlook the serene rear garden.

The boundaries are beautifully defined by hedges, adding to the privacy and charm of the outdoor areas. The expansive garden extends towards the rear, culminating in a peaceful tree line, and includes a shed for storage. Apple trees dot the landscape, perfect for those with a green thumb, and there's even an allotment area for gardening enthusiasts. Mill Road offers an idyllic setting complemented by friendly village surroundings. With its generous outdoor spaces and cosy interior, this property is a must-see.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

Local Authority  
Breckland

Council Tax Band B

EPC Rating E



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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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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