



*Mill Lane
Barnby, Suffolk*

A beautifully presented country cottage located in the pretty village of Barnby and being within easy reach of the A146 providing access to Beccles and Lowestoft. The property has been well maintained by the current owners and has recently been redecorated. The property benefits from sealed unit double glazing, is heated by a gas fired radiator central heating system and has well planned living accommodation to include a sitting room with wood burning stove, kitchen/diner with integrated appliances, utility room, ground floor bathroom and two double first floor bedrooms. Outside there is off road parking, lawned front garden and paved rear garden along with a brick store/workshop. The property is being offered chain free.

- Two Double First Floor Bedrooms
- Kitchen Diner With Integrated Appliances & Separate Utility
- Modern Fitted Bathroom
- uPVC Double Glazing
- Lawned Garden To Front / Paved Garden To Rear
- Brick Store / Workshop
- Off Road Parking



The Property

Entering the cottage through the front entrance you are greeted by a well-presented cottage style kitchen diner with solid wood worktops with inset sink and drainer, cupboards under, integrated dishwasher and fridge, adjoining worktop has a fitted four ring gas hob with double oven/grill under, extractor and light over. A further worktop has cupboards and drawers beneath, with a tall glazed display cabinet over, Norfolk yellow brick flooring and a latch door gives access into a utility room with solid wood worktop with recesses under with space and plumbing for both a washing machine and tumble dryer, single wall cupboard, flooring matching kitchen, sealed unit double glazed window and composite door out to the garden. The bathroom can be found leading off the utility room and comprises a white suite with shower bath having a newly fitted shower over and glass shower screen, low level W/C, wall mounted wash basin with mirror over, fully tiled walls, extractor fan and sealed unit double glazed window. From the kitchen and latch door opens into a cosy sitting room with two sealed unit double glazed windows to the front, a feature fireplace with wood burning stove, wall mounted TV bracket with concealed cables and staircase rising to the first floor and landing. On the first floor you will find a landing with latch doors leading to two separate double bedrooms, both having sealed unit double glazed windows and stripped wood flooring.







External

Outside to the front a picket gate gives access into a lawned front garden which is enclosed by hedging to create a private space to sit and relax, a path continues to the front door and continues round to a paved rear garden with access to a brick workshop/store which is fitted with ample power points and strip lighting. A driveway to the left of the property provides off road parking.

Location

Barnby is a Village located in East Suffolk and is located around five miles of Lowestoft in one direction and three miles of the Market Town of Beccles. Both Lowestoft and Beccles offer an array of amenities. The Village has its own garden centre, primary school, public house as well as access to bus services in both directions. There are some lovely countryside walks in close proximity to the property.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas fired boiler for hot water and central heating, electricity connected, water supply and sewage.

Viewings: By Appointment Only

Post Code: NR33 7PX

EPC Rating: D

Tenure: Freehold

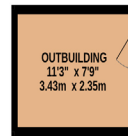
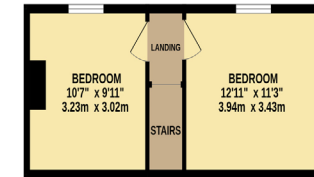
Guide Price : £325,000

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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 re-check measurements.

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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