

# HARDIMANS



**38 Mill Road**  
Mutford, Beccles, NR34 7UR  
**£250,000**





## 38 Mill Road, Mutford, Beccles, Suffolk, NR34 7UR

'NO CHAIN' In the picturesque village of Mutford, Beccles, this delightful house offers a perfect blend of comfort and character. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are ideal for family gatherings or quiet evenings in, allowing you to create cherished memories in a warm and welcoming environment.

The house boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. Whether you are looking for a cosy space for a child, a guest room, or a home office, these bedrooms can easily adapt to your needs. The single bathroom is conveniently located, ensuring ease of access for all residents and guests. The property does need work doing on the inside and outside and is priced accordingly, but this is a great opportunity to make the property your own.

The location of this property is particularly appealing, as it combines the tranquillity of village life with the convenience of nearby amenities. Mutford is known for its friendly community and beautiful surroundings, making it an ideal place for families and individuals alike.

This house presents a wonderful opportunity for those seeking a comfortable home in a serene setting. With its generous living space and charming features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own and enjoy all that the delightful village of Mutford has to offer.

### LOUNGE

15'11 x 12'5 (4.85m x 3.78m)

upvc double glazed window to front aspect, radiator, coved ceiling.





## DINING ROOM

10'11 x 7'10 (3.33m x 2.39m)

upvc sliding patio doors into rear garden, radiator and coved ceiling.

## KITCHEN

10'10 x 7'10 (3.30m x 2.39m)

upvc double glazed door and window into conservatory, range of wall and base units including worktop space, drawers and cupboards under, cupboards above, one and a half bowl sink with drainer, tiled splashback, space for cooker, built-in cupboard, walk-in cupboard and tiled flooring,

## CONSERVATORY

9'11 x 8'4 (3.02m x 2.54m)

upvc double glazed door to rear garden, upvc double glazed windows to side and rear aspects, brick built base, sink with worktop space and tiled splashback, floor standing boiler, wood effect flooring,

## FIRST FLOOR AND LANDING

access to loft and coved ceiling.

## BEDROOM 1

14'4 x 10'11 (4.37m x 3.33m)

upvc double glazed window to front aspect, radiator, built-in wardrobe and coving.

## BEDROOM 2

13' x 7'10 (3.96m x 2.39m)

upvc double glazed window to rear aspect, radiator, built-in wardrobe, built-in airing cupboard.

## BEDROOM 3

8'1 x 7'5 max (2.46m x 2.26m max)

upvc double glazed window to front aspect, radiator.

## SEPARATE WC

upvc double glazed window to rear aspect, low level wc, radiator, wood effect flooring.

## BATHROOM

upvc double glazed window to rear aspect, hand washbasin, bath with Triton shower above, towel radiator tile effect flooring, fully tiled to walls.

## OUTSIDE

To the front, gate and brick weave leading to front door, mainly laid to lawn, gate to rear access, hedging and fencing surrounds. To the rear, mainly laid to lawn, brick built shed/workshop with upvc double glazed doors and windows, oil tank and fencing surround, gate to rear access.

## GARAGE

16'9 x 8'7 (5.11m x 2.62m)

up and over door,

## COUNCIL TAX BAND

B

## TENURE

Freehold

## MATERIAL INFO

This property has:

Oil heating, Electric, water & sewerage

Flood Risk Info: Very low

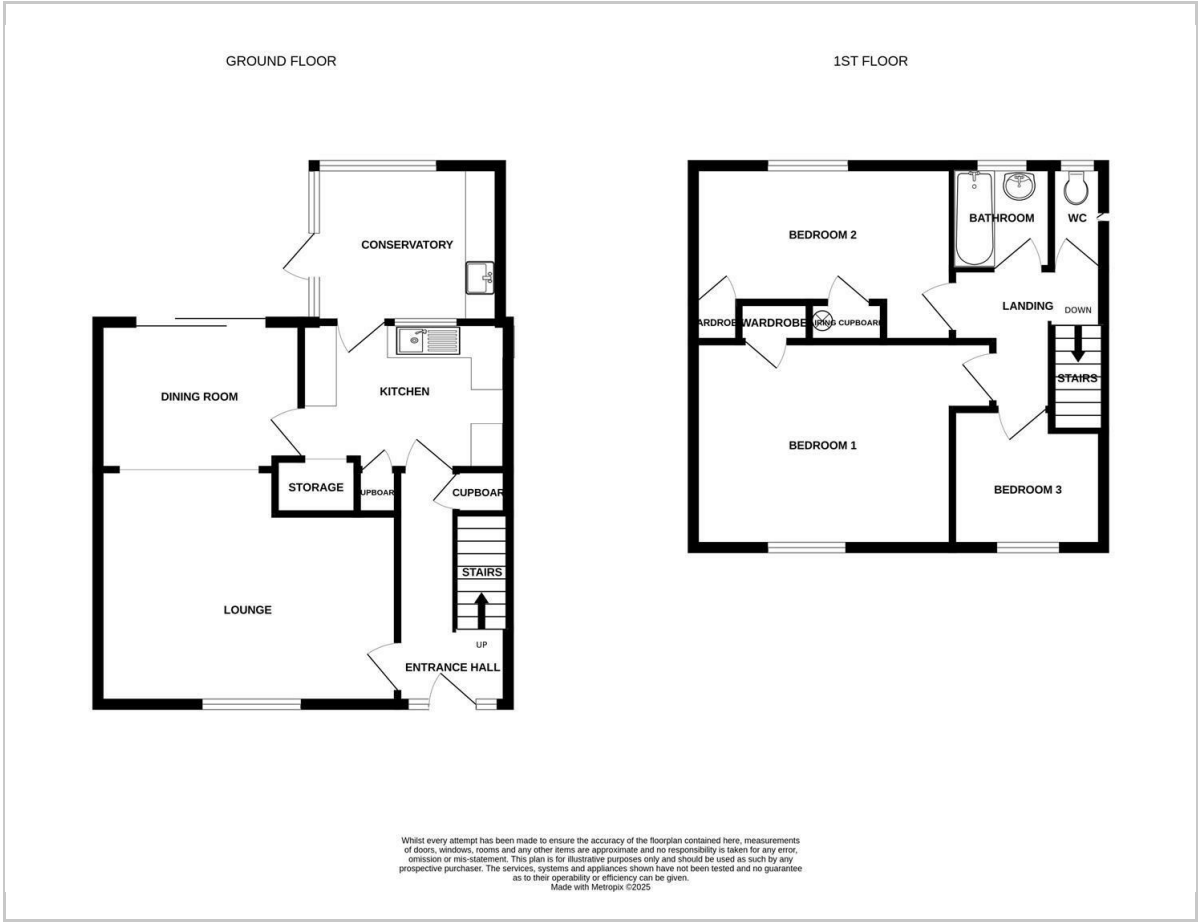
\* Broadband: Ultrafast 1800mbps download - 220 mbps upload

\* Mobile: EE, THREE, 02, VODAFONE ALL LIKELY

\* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



Floor Plan



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

