Stepping through the front door you will find an entrance hall with stairs to the first-floor in front of you and door to the sitting room on your right. The sitting room is of a good size for a cottage, with fireplace fitted with wood-burning stove at it’s heart. The dining room and kitchen space are open-plan, with a pantry cupboard to one side. A small lean-to sits to the rear of the property, giving access to the garden. Completing the ground-floor accommodation is a small lobby that gives way to the bathroom, equipped with bathtub, wash basin and toilet. Taking the stairs to the first-floor, a small landing with airing cupboard connects the two bedrooms. The master is a generous double bedroom with built-in storage to the front of the property, and the second bedroom is a single room with a rear aspect. The front garden is laid to lawn with a garden path leading to the front door and a gate that gives access to the rear garden. The rear is mostly laid to lawn, with a large pond in the middle. A path leads away from the property down to a series of brick outbuildings.

Mutford is a quiet, rural village located between Beccles and Lowestoft. Within the village is a hairdressers, church and village hall with play area. A short drive to Beccles provides access to large range of shops, amenities and leisure facilities as well as a train station providing a link to London Liverpool Street. The Cathedral City of Norwich lies approximately 20 miles to the north, with a mainline rail service to London Liverpool Street (approx 1hr 40mins) and an expanding airport on the north side of the city with international flights.

A fantastic opportunity to acquire a two bedroom, semi-detached rural cottage with lots of potential and in need of some renovation. Located in the quiet village of Mutford with fields to the front and behind, the generous plot gives the option of extending (subject to planning) to the side and rear.

**Accommodation comprises briefly:**
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Lean-To
- Bathroom
- Master Double Bedroom
- Second Single Bedroom
- Outbuildings

**Mill Road, Mutford, Suffolk**
Fixtures & Fittings
All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services
Heating: Electric storage heating. Wood-burning stove.
Water: Mains water
Drainage: Mains drainage
Mains electricity

Local Authority:
East Suffolk Council
Council Tax Band: B
Energy Performance Rating: TBC
Postal Code: NR34 7UP

Tenure
Vacant possession of the freehold will be given upon completion.

Agents’ Note
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £175,000