



## Beccles,

Guide Price £625,000

- £625,000 - £650,000
- Substantial Sized Living Room and Formal Dining Room
- Outbuilding with Garage Space, Workshop and Home Office/Gym
- Four Bedrooms & Four Bathrooms
- Kitchen Complete With Quartz Worktops and Top Of The Range Appliances
- Completely Renovated and Modernised Throughout
- Principal and Guest Room with Ensuites
- Rear Garden Complete With Outdoor Kitchen and Brick Pizza Oven
- EPC - D



# Hulver Road, Beccles

Mutford is a small, picturesque village located in Suffolk, England, nestled in the heart of the countryside. Situated close to the town of Beccles, it offers a quiet and rural setting, perfect for those seeking a peaceful lifestyle while still being within reach of local amenities and services. The village is known for its charming rural atmosphere, with traditional cottages, open farmlands, and scenic views that capture the essence of the Suffolk countryside. Mutford is also near the River Waveney, providing beautiful waterways and natural surroundings for outdoor enthusiasts. While the village itself is tranquil, it is well-connected by road, making it easy to explore the wider area, including nearby towns and the Suffolk coast. The combination of scenic beauty and rural charm makes Mutford an attractive place for both residents and visitors.



Council Tax Band: E



## DESCRIPTION

This meticulously redesigned and renovated four-bedroom detached bungalow in Mutford offers the perfect blend of modern luxury and comfort. The spacious living room features an open brick fire with a wood burner, while the formal dining room comfortably seats 12, ideal for entertaining. The sleek, modern kitchen boasts shaker-style cabinets with quartz worktops, providing both style and practicality. The home offers four well-appointed bedrooms, two with en-suite bathrooms, a separate shower room, and an additional bathroom. The fully enclosed rear garden is perfect for outdoor entertaining, with a built-in BBQ and a brick-built pizza oven. The outbuilding includes a garage, workshop, and office/gym, while the large driveway provides ample space for several cars. This exceptional property offers both functional living spaces and luxurious touches, making it the perfect family home.

## BEDROOMS

The bungalow features four beautifully designed bedrooms, each offering comfort and style. The principal suite is a luxurious retreat, complete with a large en-suite bathroom featuring a walk-in shower with a designed seat and a rainfall showerhead for a spa-like experience. The main guest room also enjoys its own private en-suite with a three-piece suite, including a walk-in shower, and a walk-in wardrobe for added convenience. The remaining two bedrooms are equally well-appointed, each neatly designed and offering a serene atmosphere. All bedrooms are finished with fitted carpets, providing a warm and cosy feel throughout the home.

## KITCHEN

The modern shaker-style kitchen is a perfect blend of functionality and contemporary elegance, featuring stunning quartz worktops that provide both durability and beauty. A spacious butler's sink with a mixer tap is perfectly positioned, while the breakfast bar offers seating for casual dining or morning coffee. The kitchen is equipped with top-of-the-line appliances, including double Neff sliding door ovens, a Neff induction hob, and an AEG extractor, making cooking a pleasure. A tall fridge-freezer provides ample storage, while two dishwashers ensure convenience for large families or entertaining. The integrated microwave adds further practicality, and pantry-style cupboards offer generous storage space for all your kitchen essentials. A door leads to the utility room, which is fully equipped with a sink, washing machine, and tumble dryer, providing additional space and convenience for laundry tasks.

## LIVING ROOM AND DINING ROOM

The substantial-sized living room offers a spacious and inviting atmosphere, featuring a plush fitted carpet that adds warmth and comfort. A grand open brick fireplace with a wood burner serves as a stunning focal point, creating a cosy and welcoming ambiance. Panoramic windows flood the room with an abundance of natural light, creating a bright and airy space that seamlessly connects to the formal dining area. The dining area is perfect for hosting large gatherings, with ample space for a 12-seat dining table and chairs, and like the living room, it is bathed in natural light. Patio doors open directly to the rear garden, providing a seamless flow between indoor and outdoor living, ideal for entertaining or simply enjoying the serene surroundings.

## BATHROOMS

This property features two luxurious en-suites, each thoughtfully designed with modern fixtures and finishes. Both en-suites are equipped with walk-in showers, vanity unit sinks, and W.Cs, offering a sleek and contemporary feel. In addition, there is a separate shower room, complete with a vanity unit sink and W.C, providing added convenience. The luxury bathroom is the highlight, designed to offer a spa-like experience with a deep, indulgent spa bath, perfect for relaxation. It also includes a vanity unit sink and W.C, all finished to the highest standards, creating a refined and tranquil space for unwinding.

## OUTSIDE

As you step outside the property it opens up into a stunning garden area, ideal for entertaining and relaxing. At the heart of the outdoor space is a fantastic BBQ area complete with a brick pizza oven, offering a rustic yet elegant touch for gatherings. The setup is designed for convenience and enjoyment, allowing you to cook and socialize at the same time. This outdoor kitchen area is perfect for hosting family and friends, with ample space for dining and relaxing around the fire. Beyond the BBQ area, the garden is beautifully laid with lush, green lawn, creating a serene atmosphere. The lawn is bordered by an array of carefully chosen shrubbery and plants, adding a sense of privacy and seclusion to the space. The entire garden is fully enclosed, providing a safe and peaceful environment, ideal for outdoor activities or quiet reflection. The outbuilding offers three distinct sections, the first part is a garage space, large enough for vehicle storage and additional storage needs. The second section is a well-equipped workshop, perfect for DIY projects or hobbies. Finally, the third area is a versatile space that could be used as a home office or gym, offering both



comfort and practicality. This outbuilding holds the potential to be transformed into a self-contained annexe, with separate entrances and all the space you need for a guest suite, rental unit, or independent living space. With its charming outdoor area, functional spaces, and the possibility of turning the outbuilding into a self-sufficient unit, this property is an entertainer's dream with plenty of room for personalizing and expanding.

### **OUTGOINGS**

Council Tax Band E

### **SERVICES**

Mains water, electricity, septic tank and an oil tank.

### **VIEWING ARRANGEMENTS**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889. Ref. 20780/JD

### **FIXTURES AND FITTINGS**

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

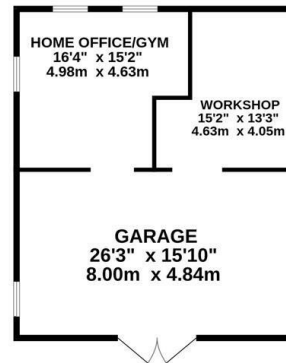
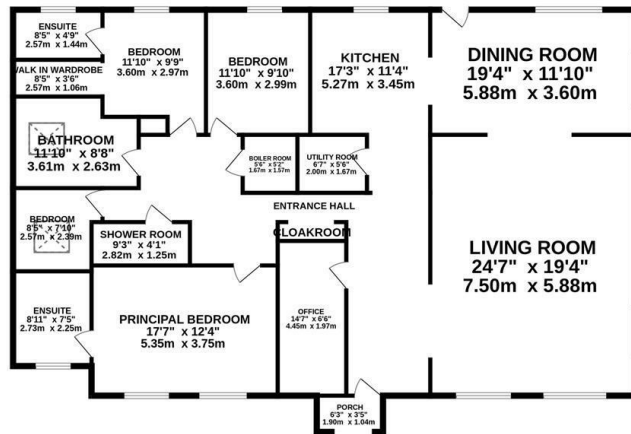






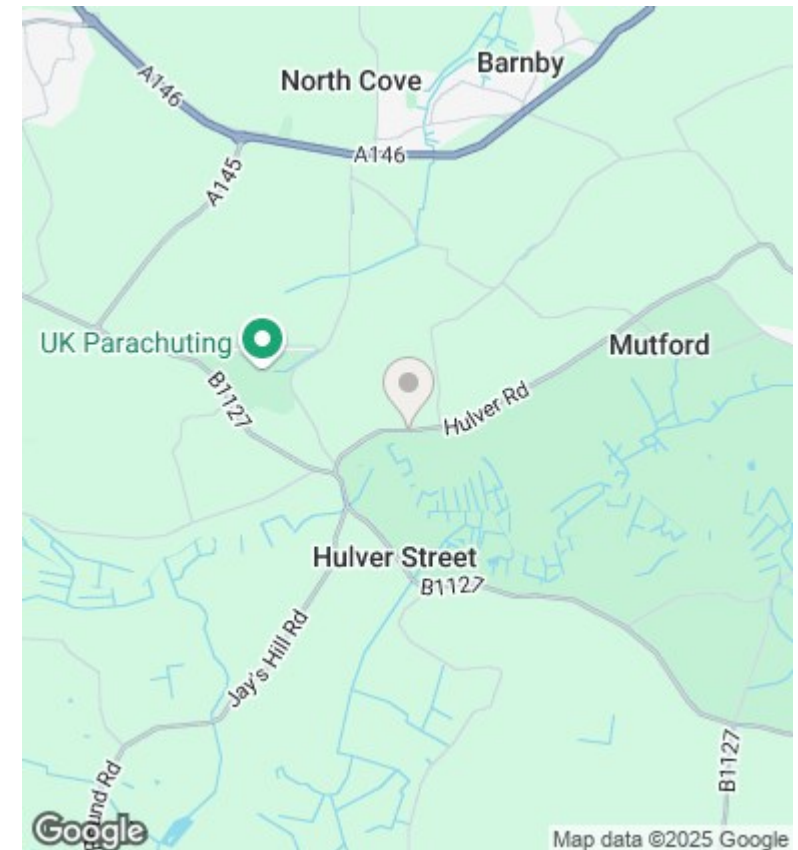


# GROUND FLOOR 2950 sq.ft. (274.1 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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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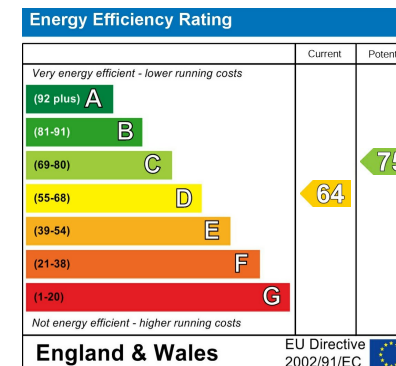


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)