



6 Mill Road, Kirby Cane  
Bungay

Minors & Brady



# 6 Mill Road

Kirby Cane, Bungay

A rare, chain-free opportunity in the heart of Kirby Cane, this detached bungalow occupies a generous plot with private, wrap-around gardens and a light-filled conservatory. The spacious living room, complete with a wood burner and French doors opening to the garden, sets the scene for both comfort and entertaining. With three bedrooms, two garages, and versatile outbuildings with conversion potential (stpp), this home offers huge potential to renovate and personalise, creating a property perfectly suited to your lifestyle while benefiting from easy access to Beccles and Bungay.

- Detached bungalow positioned on large plot within the quaint Norfolk village of Kirby Cane
- Located between the market towns of Beccles and Bungay, providing easy access to a wide range of essential amenities
- Huge amount of potential to renovate/modernise, with two single garages and outbuildings that can be converted (stpp)
- Spacious living room accentuated by a wood burner and French doors that open out to the garden
- Kitchen fitted with a range of cabinetry, integrated ovens, a gas hob, a sink/drainer unit and plumbing for washing appliances
- Large, light-filled conservatory that extends the reception space, offering panoramic views of the gardens
- Three bedrooms, two with built-in wardrobes and another with a brick fireplace, ready for personalisation
- A modern wet room with a large skylight for natural light and a separate WC for convenience
- Private, wrap-around gardens featuring maintained lawns, established hedging, a patio for seating and several outbuildings for storage/workshop use
- A driveway providing off-road parking for multiple vehicles and two single garages for storage options





M&B

# 6 Mill Road

Kirby Cane, Bungay

## Location

Mill Road is located in the Norfolk village of Kirby Cane, a quiet rural settlement in the Waveney Valley. The village offers a shop directly opposite the residence, providing easy access to everyday essentials. The location is well placed for the nearby market towns of Beccles, approximately four miles to the south-east, and Bungay, around six miles to the west, both offering a broader range of shops, services, and dining options. For education, Ellingham Voluntary Controlled Primary School serves younger children locally, while secondary schooling is available in Beccles at Sir John Leman High School and Beccles Free School, and in Bungay at Bungay High School, with additional primary options in both towns.

Transport links are convenient for a rural village: regular bus services connect Kirby Cane to Beccles and Bungay, and the nearest train station at Beccles provides rail connections to Norwich, Lowestoft, and the wider region. By road, the village sits approximately 17 miles east of Norwich, making the city accessible for commuting, shopping, and cultural amenities while maintaining the tranquillity of village life.



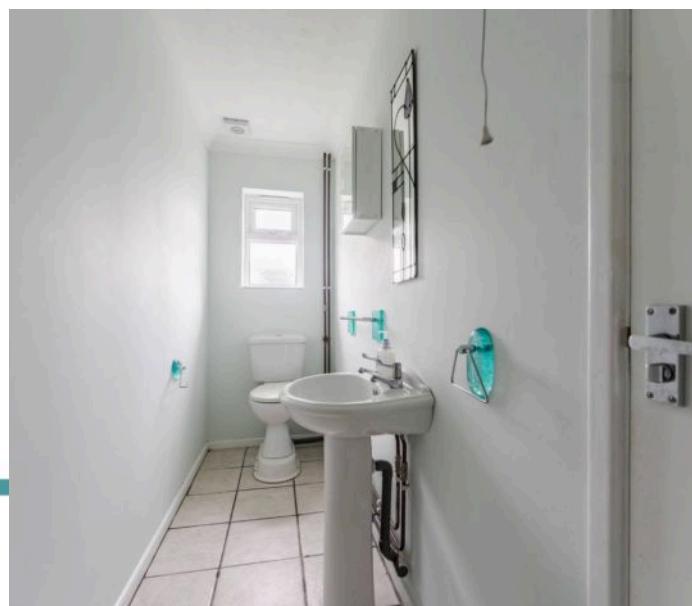
# 6 Mill Road

Kirby Cane, Bungay

The property opens into a welcoming entrance hall, bright and airy, with a handy storage cupboard and loft access. The spacious living room forms the heart of the home, featuring a wood burner and French doors that seamlessly connect to the garden, perfect for relaxing or entertaining. The kitchen is fitted with a range of cabinetry, integrated ovens, a gas hob, sink and drainer, and plumbing for washing appliances, with a window overlooking the living room.

A large, light-filled conservatory extends the reception space, offering panoramic views over the gardens and creating a versatile space for dining, relaxing, or enjoying the scenery year-round.

The property has three lovely sized bedrooms, two with built-in wardrobes and a third featuring a brick fireplace, ready to be personalised. A modern wet room with a large skylight ensures the space is naturally bright, complemented by a separate WC for convenience.



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Outside, the wrap-around gardens are a notable feature, with well-maintained lawns, established hedging, a patio area ideal for seating, and a variety of outbuildings offering storage, workshop, or conversion potential (subject to planning). Off-road parking is provided by a driveway accommodating multiple vehicles, alongside two single garages, while the front lawn adds to the property's welcoming appeal.

With its generous plot, flexible living spaces, and excellent location, this bungalow represents a fantastic opportunity to create a home perfectly suited to your lifestyle in one of Norfolk's most charming villages.

## Agents Notes

Freehold

Electric heating system.

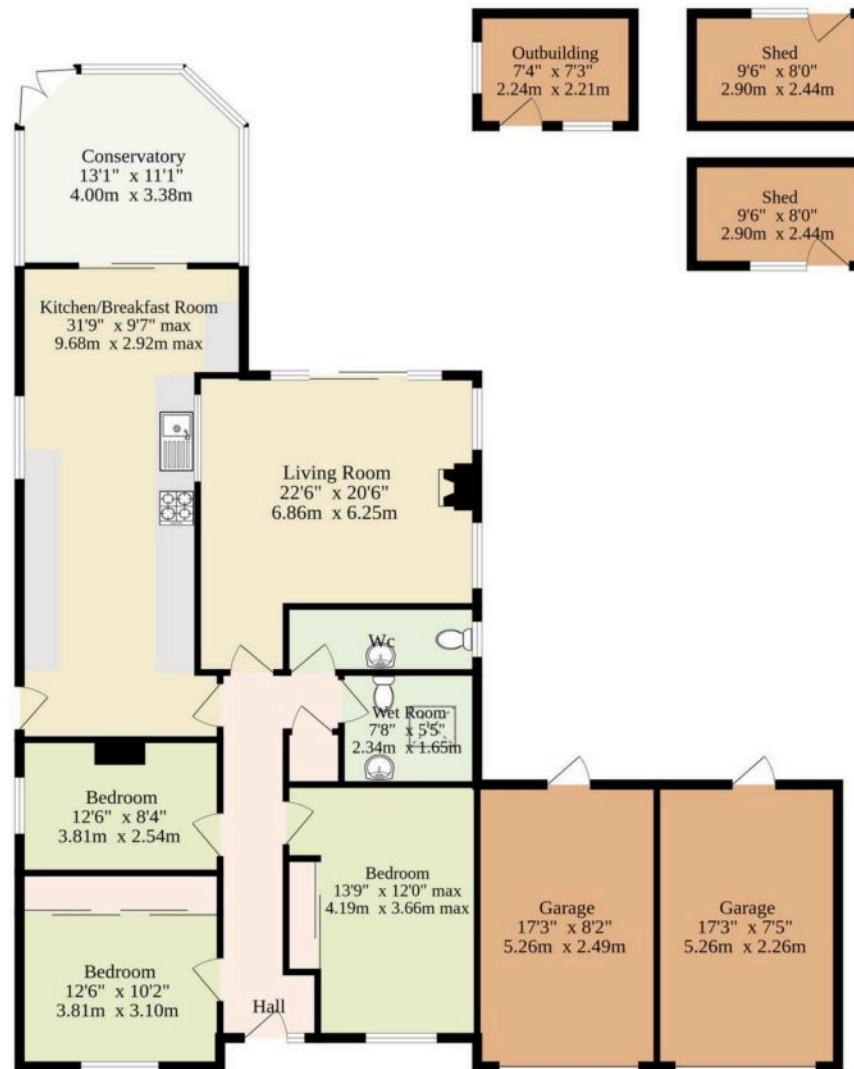
Connected to mains water, electricity and drainage.

**Please note that the photography in this advertisement includes AI-generated staging. We recommend visiting the property in person to fully assess the space and its features.**



**M&B** —

**Ground Floor**  
1980 sq.ft. (183.9 sq.m.) approx.



Total Sqft Includes The Garages And Outbuildings.

**TOTAL FLOOR AREA : 1980 sq.ft. (183.9 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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