



6 Holly Lane, Mutford

Beccles



Minors & Brady

6 Holly Lane

Mutford, Beccles

Life in Mutford has a wonderfully unhurried feel, and this detached chalet bungalow captures that same sense of ease from the moment you arrive. Set on a generous plot with mature gardens and plenty of privacy, it offers a spacious, adaptable layout that lends itself naturally to modern living. The bright entrance hall leads into a sociable kitchen and dining space, a calming garden room overlooking the greenery beyond, and a comfortable living room centred around a wood burner. With the principal bedroom on the ground floor, two further bedrooms upstairs and thoughtful touches throughout, the home balances practicality with the warmth of a place that's been well cared for. Outside, the wide driveway, double garage and established gardens add to the appeal, creating a setting that feels both welcoming and full of potential, a home ready to grow with you and reflect your own style.





M&B

6 Holly Lane

Mutford, Beccles

- Set on a generous-size plot within the Suffolk village of Mutford, lies this detached chalet bungalow with potential to put your own stamp on it
- 1,916sqft of spacious and flexible accommodation across both floors, ready to adapt to your own lifestyle preferences and interior style
- 24ft kitchen/dining room fitted with cabinetry, an integrated double oven, a ceramic hob and a functional utility room
- Light-filled garden room that extends the reception space, framing panoramic views of the garden
- Large, 18ft living room accentuated by a wood burner and double-aspect views of the frontage, inviting relaxation and entertaining
- Principal bedroom located on the ground-floor, complemented by a walk-in wardrobe
- Ground-floor bathroom comprising of a three-piece suite and two further bedrooms on the first-floor, complemented by a WC
- A private, well-maintained garden featuring a patio for seating, a laid to lawn, established beds and a greenhouse
- Kerb appeal with a vast brick-weave driveway providing ample off-road parking, a detached double garage for storage use and a lovely-sized front garden
- Quiet position within easy access to a wide range of essential amenities, including shops, schools, transport links and the coastline



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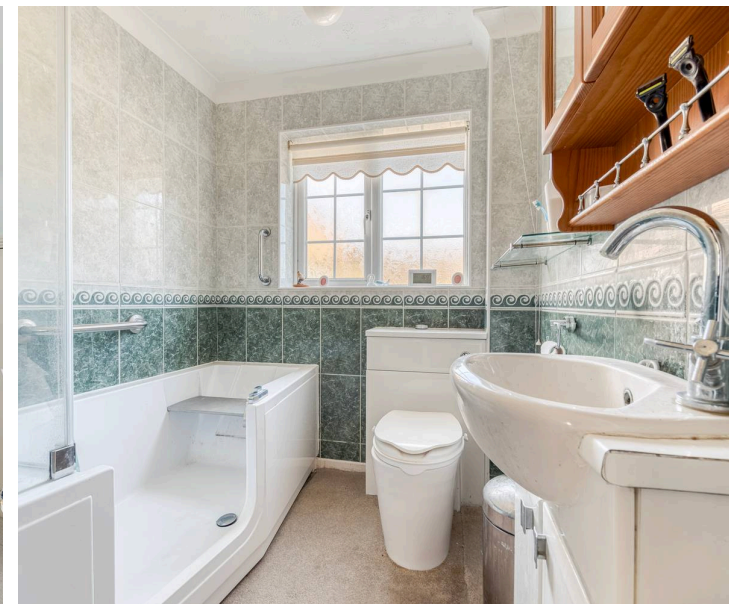
6 Holly Lane

Mutford, Beccles

Mutford

Holly Lane sits on the southern edge of Mutford, a small Suffolk village surrounded by open fields and quiet rural lanes, giving the area a calm, countryside feel while still being close to everyday amenities. Mutford links easily to neighbouring villages such as Carlton Colville, Gisleham and Barnby, with the market town of Beccles only a short drive away for a wider range of shops, cafés and services. Lowestoft is also within easy reach, offering coastal facilities and larger retailers, including those at Pakefield Retail Park on the town's southern approach.

Supermarket options nearby include Tesco and Morrisons in Beccles, along with Asda, Aldi and Lidl around Lowestoft, keeping practical shopping straightforward. Families have access to several schools in the surrounding area, with primary options in Carlton Colville and Barnby, and secondary provision in Beccles and Lowestoft. Transport links are simple: local roads connect quickly to the A146 for routes toward Norwich and the coast, while Beccles provides the nearest rail station. The setting suits anyone who wants a quieter village lifestyle with easy access to countryside walks, coastal trips and the amenities of nearby towns.



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A home with an easy sense of space and possibility, this detached chalet bungalow sits quietly within the Suffolk village of Mutford on a generous plot that immediately sets the tone for a more relaxed way of living. It offers a substantial footprint across two floors, with around 1,916 sqft of flexible accommodation that invites you to shape it to your own tastes.

The entrance hall creates a welcoming first impression, bright and airy, giving a clear view of the home's well-considered layout. To one side, the kitchen and dining room form a sociable hub, fitted with cabinetry and integrated appliances including a double oven and ceramic hob. A practical utility room sits just beyond, keeping the main space calm and uncluttered.

The adjoining garden room is one of the property's standout features, light-filled and peaceful, it extends the reception space and frames panoramic views of the garden, making it a natural spot for morning coffee, reading or simply enjoying the changing seasons.

The main living room is equally inviting. Its generous proportions, double-aspect outlook and wood burner create a warm, comfortable atmosphere that works just as well for quiet evenings as it does for entertaining. The principal bedroom is positioned on the ground floor, offering convenience and privacy, and is complemented by a walk-in wardrobe. A bathroom with a three-piece suite completes the ground level.



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Upstairs, two further bedrooms provide additional flexibility, ideal for family, guests, home working or hobbies, along with a WC that serves the first floor. The arrangement allows for a clear separation between living and sleeping spaces, while still maintaining a cohesive flow throughout the home.

Outside, the property continues to impress. The rear garden is private and well maintained, with a patio for outdoor seating, a lawn bordered by established planting, and a greenhouse for those with a passion for gardening.

The front of the home has strong kerb appeal, with a wide brick-weave driveway offering ample parking and leading to a detached double garage, perfect for storage or workshop use. A generous front garden softens the approach and enhances the sense of space around the property.

Altogether, this is a home that balances comfort, practicality and potential. Its setting within Mutford adds to the appeal, rural yet well connected, with countryside walks close by and local amenities within easy reach. For buyers seeking a property they can personalise, with room to grow and a layout that adapts to changing needs, this chalet bungalow offers an excellent foundation.


Agents Notes

Freehold

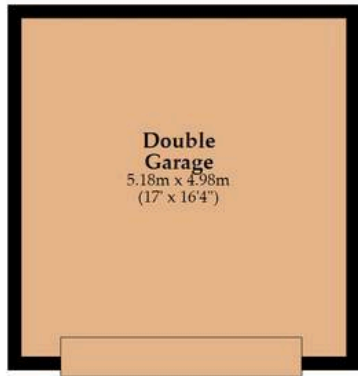
Connected to mains water, electricity and drainage.

Electric heating system.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

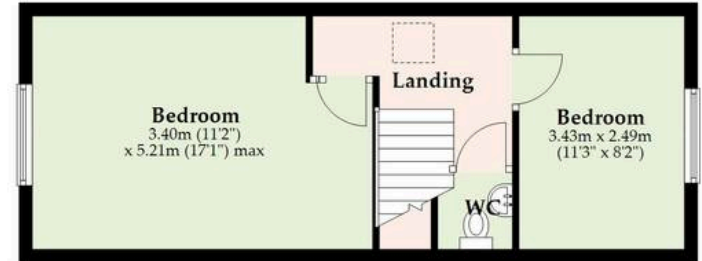




Ground Floor
Approx. 143.4 sq. metres (1543.5 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 178.1 sq. metres (1916.6 sq. feet)

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.

Plan produced using PlanUp.

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