



Mill Road

Cotton

Guide Price £250,000

LACY SCOTT
& KNIGHT
est. 1869

10 Mill Road

Cotton | Stowmarket | IP14 4QR

Stowmarket 7 miles, Diss 12 miles, Ipswich 17 miles

A terraced 3 bedroom family home, with ample off street parking to the front, as well as good sized rear garden and which is perfectly situated within this quiet village.

Entrance Hall | Sitting Room | Kitchen/Breakfast Room | Cloakroom | Rear Lobby Area With Boiler Room/Storage Room Off | Ample Off Street Parking To The Front | Generously Sized Enclosed Garden To Rear

10 Mill Road

From the entrance hall there is a staircase rising to first floor as well as doorways leading into the sitting room and also to the kitchen/breakfast room, with the sitting room itself benefitting from wood flooring, as well as an exposed brick fireplace and which overlooks the front. The kitchen/breakfast room is of an impressive size and benefits from a range of base units and includes a butler sink with splashback tiling. Other features of note include eye level oven, hob and extractor hood, plus eye level combi microwave grill, integral dishwasher and plumbing for washing machine. The kitchen/breakfast room overlooks the rear patio with glazed door leading into the rear lobby area, off of which can be found a cloakroom with low flush wc, plus a further doorway leading to a large boiler room/storage area, other doorways lead out to the rear garden, also to the communal covered walkway.

At first floor level there can be found three good sized bedrooms, the principal of which is of a very generous proportion and overlooks the rear garden. Bedroom 3 also benefits from a built-in storage cupboard. The family bathroom



comprises panel bath, with shower over, vanity wash handbasin and concealed low flush cistern, heated towel rail, plus tiled floor and part tiled walls.

Outside

To the front of the property there is a driveway which provides ample parking and in turn leads to the main front entrance. There is also a covered communal side access which leads to a gated entrance into the rear garden. The rear garden is of a particular feature of the property due to its generous size, which unusually widens out at the far end of the garden, which overlooks fields to the rear.

Overall, taking into account the good amount of living accommodation, the quiet position in which the property is set, as well as the ample off street parking and good sized garden to rear, we are of the view the property will attract a wide range of potential purchasers. Therefore, we would recommend an early inspection to avoid disappointment.

Location

10 Mill Road is located near to the centre of the village of Cotton and also the church, with the nearby village of Bacton providing a range of services, including doctors surgery, primary school, garage, shop/post office and Bacton Bull public house, whilst the village of Cotton also benefits from the Trowel & Hammer public house. The nearby town of Stowmarket offers

good educational, recreational and commercial facilities, as well as mainline railway station to London Liverpool Street.

Services

Mains water, electricity and drainage. Oil fired central heating.

Local Authority

Mid Suffolk District Council - Council Tax Band B.

Tenure

Freehold.

Broadband Speed

Ultrafast Predicted of 1800Mbps (source Ofcom).

Mobile Coverage

Between 59% and 78% (source Ofcom).

Directions

Proceed northwards from Stowmarket on the B1113, turn right into Cotton where signposted (not the Swill Tub Lane turn, just before the Bacton turn). Continue along here where you will take the turning off to the left, onto Scuffins Lane, on reaching a T Junction turn left, where the property will be found after a short distance on the right hand side.

what3words

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Plans, Areas and Schedules

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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