



PAUL
HUBBARD



Chapel Road Mutford, NR34 7UU

- High-quality semi-detached new build
- Finished to an exceptional standard throughout
- Three spacious bedrooms, principal with en-suite
- High quality flooring fitted
- Off-road parking for multiple vehicles
- Oak internal doors throughout
- Semi-rural setting with open farmland views
- Open-plan kitchen/dining/family room with bifolding doors to garden
- Underfloor heating to ground floor
- Exclusive development of just six homes

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DISCLAIMER

Please note: the details and photographs used in this listing are taken from Plot 1. This plot is currently under construction and has not yet been completed; however, the finished property will be of a similar design, layout, and specification. A site visit can be arranged by appointment, and interested parties are strongly advised to carry out their own inspection to gain a true and accurate reflection of the property upon completion. All descriptions, dimensions, and specifications are provided for guidance only and are subject to change.



Location

This property is located in Mutford, a charming village just outside Beccles in the Suffolk countryside. Set close to the River Waveney, the area enjoys a peaceful rural feel while remaining conveniently connected. Beccles town centre is only a short drive away, offering a range of independent shops, cafés and local amenities, along with the historic St Michael's Church at its heart. Excellent transport links provide easy access to Norwich and nearby coastal destinations such as Lowestoft. The surrounding Norfolk and Suffolk Broads, with their scenic waterways and attractive villages, are also within easy reach, making this an appealing location for those seeking a balance of village life and accessibility.



Entrance Hall

Composite entrance door to the front aspect, LVT flooring, spotlights, underfloor heating, storage cupboard with double doors, doors opening to the sitting room, cloakroom and the kitchen/ diner.



Sitting Room

4.14 x 4.13

Fitted carpet, UPVC double glazed window to the front aspect and underfloor heating.

Cloakroom

1.30 x 1.31

LVT flooring, heated towel rail, spotlights, extractor fan and a toilet & wash basin set into a vanity unit with a mixer tap.



Open-plan Living Space

7.59 x 5.43

LVT flooring, x2 UPVC double glazed windows to the side aspect, feature sky light, spotlights, underfloor heating, space for a table & sofas if desired, bifold doors opening to the rear garden, units above & below with soft close cabinets, quartz work surfaces, undermount stainless steel sink & mixer tap, integrated Neve dishwasher, x2 built-in Bosch ovens, Bosch warming drawer, integrated fridge-freezer, central island with base units, soft close cabinets, Bosch ceramic hob with extractor fan, space for bar stools and a door opens into the utility room.



Utility Room

2.51 x 1.30

LVT flooring, underfloor heating, quartz work surface, space for a washing machine & tumble dryer, wall mounted units above, a door opens into a spacious storage cupboard (housing the consumer unit) and a composite door opens to the side.

Stairs leading to the First Floor Landing

Choice of flooring, x2 UPVC double glazed windows to the side aspect, radiator, doors opening to bedrooms 1-3 & the family bathroom.



Bedroom 1

4.22 max x 3.99 max

Fitted carpet, UPVC double glazed window to the rear aspect, radiator, built-in wardrobe with double doors and a door opens into the en-suite shower room.

En-suite Shower Room

2.60 x 0.99

LVT flooring, heated towel rail, spotlights, toilet & wash basin set into a vanity unit with a mixer tap, tile splash backs, LED motion sensor mirror, and a mains-fed shower set into a cubicle enclosure with both handheld & rainfall heads.



Bedroom 2

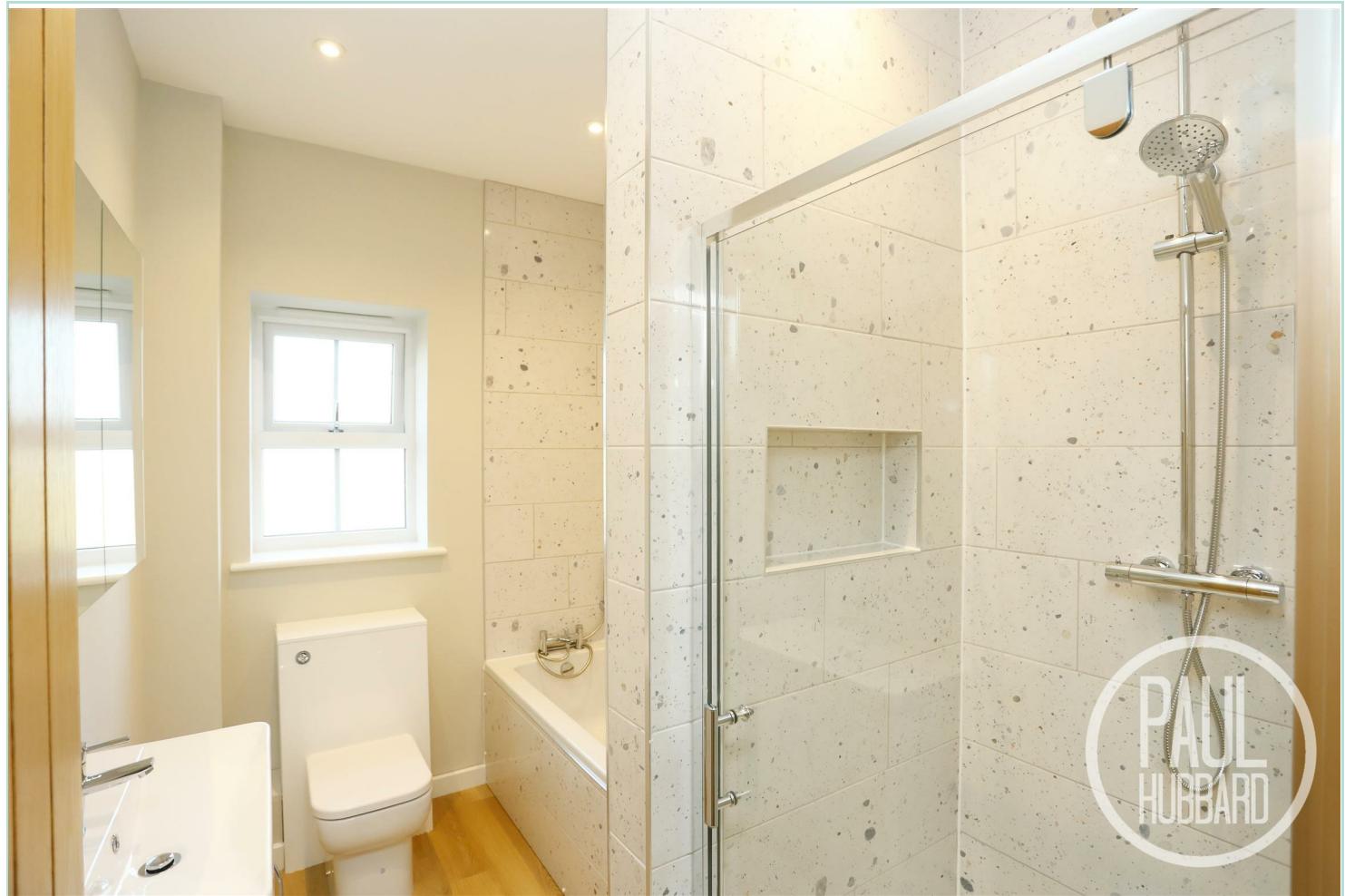
4.18 x 3.03

Fitted carpet, UPVC double glazed window to the front aspect, radiator and a built-in wardrobe with double doors.

Bedroom 3

3.13 x 2.30

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

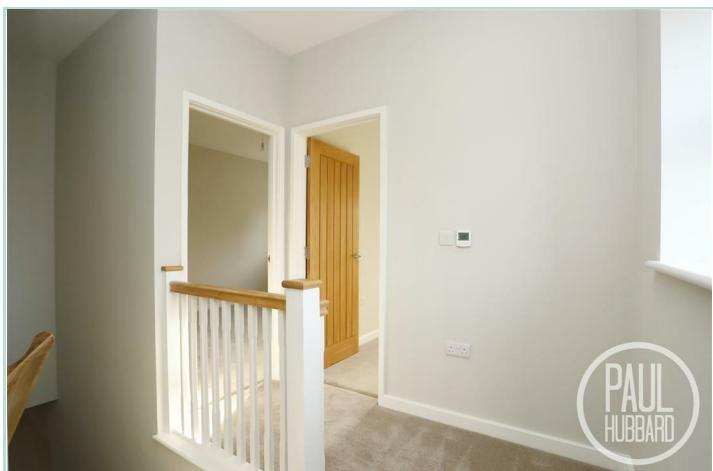




Bathroom

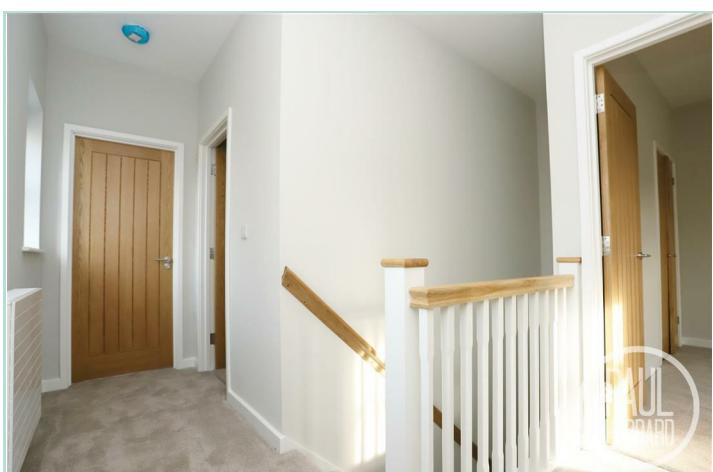
2.76 max x 1.98 max

LVT flooring, UPVC double glazed obscure window to the rear aspect, spotlights, heated towel rail, toilet, tiled bathtub with a mixer tap & a handheld shower attachment, plus an additional mainsfed shower set into a cubicle enclosure with both handheld & rainfall heads.



Outside

The front garden will be fully landscaped and finished prior to completion. A smart brick weave driveway provides off-road parking for multiple vehicles and is bordered by areas prepared for turfing. A neatly defined pathway with attractive shingle edging leads to the main entrance, which is sheltered by a storm porch. Additional features include outdoor lighting, an external water tap, timber fence boundaries and gated side access leading to the rear garden.



The rear garden, being part of a corner plot, benefits from a large wrap-around layout and will be landscaped to create a generous, low-maintenance outdoor space. A patio area offers an ideal setting for outdoor seating and entertaining, complemented by shingle borders. Beyond lies a spacious garden area prepared for lawn planting. The garden benefits from outdoor lighting, enjoys a pleasant open aspect with no overlooking to the rear, and offers an excellent balance of space and ease of upkeep.

Financial Services

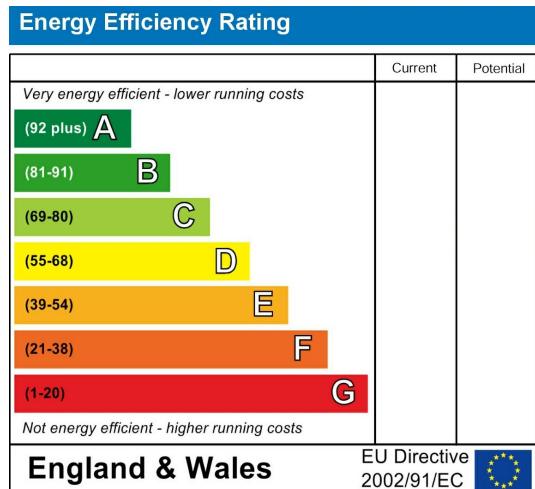
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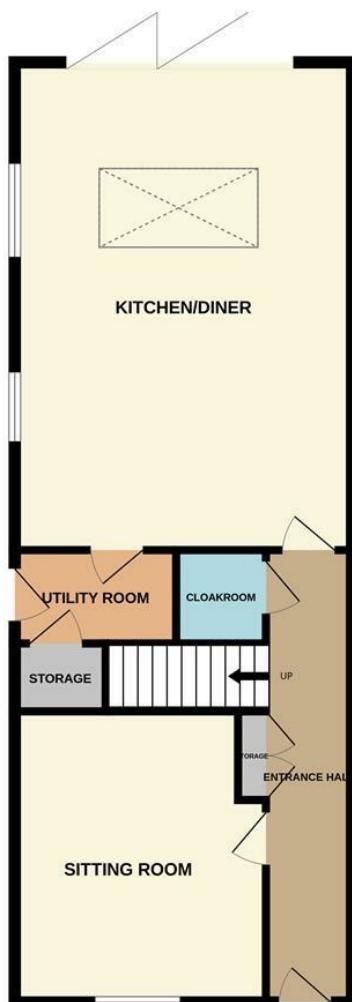




Tenure: Freehold
 Council Tax Band: New Build
 EPC Rating: NEW BUILD
 Local Authority: East Suffolk Council



GROUND FLOOR
 724 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
 548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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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