



THE STORY OF

14 St. Leonards Street

Mundford, Norfolk

SOWERBYS



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14 St. Leonards Street

Mundford, Norfolk
IP26 5HG

Detached Period Home

Extended to the Rear

Accommodation Stretching to 2,600 Sq. Ft.

Six Reception Rooms

Five Bedrooms

En-Suite Shower Room, Family Bathroom
and Ground Floor Shower Room

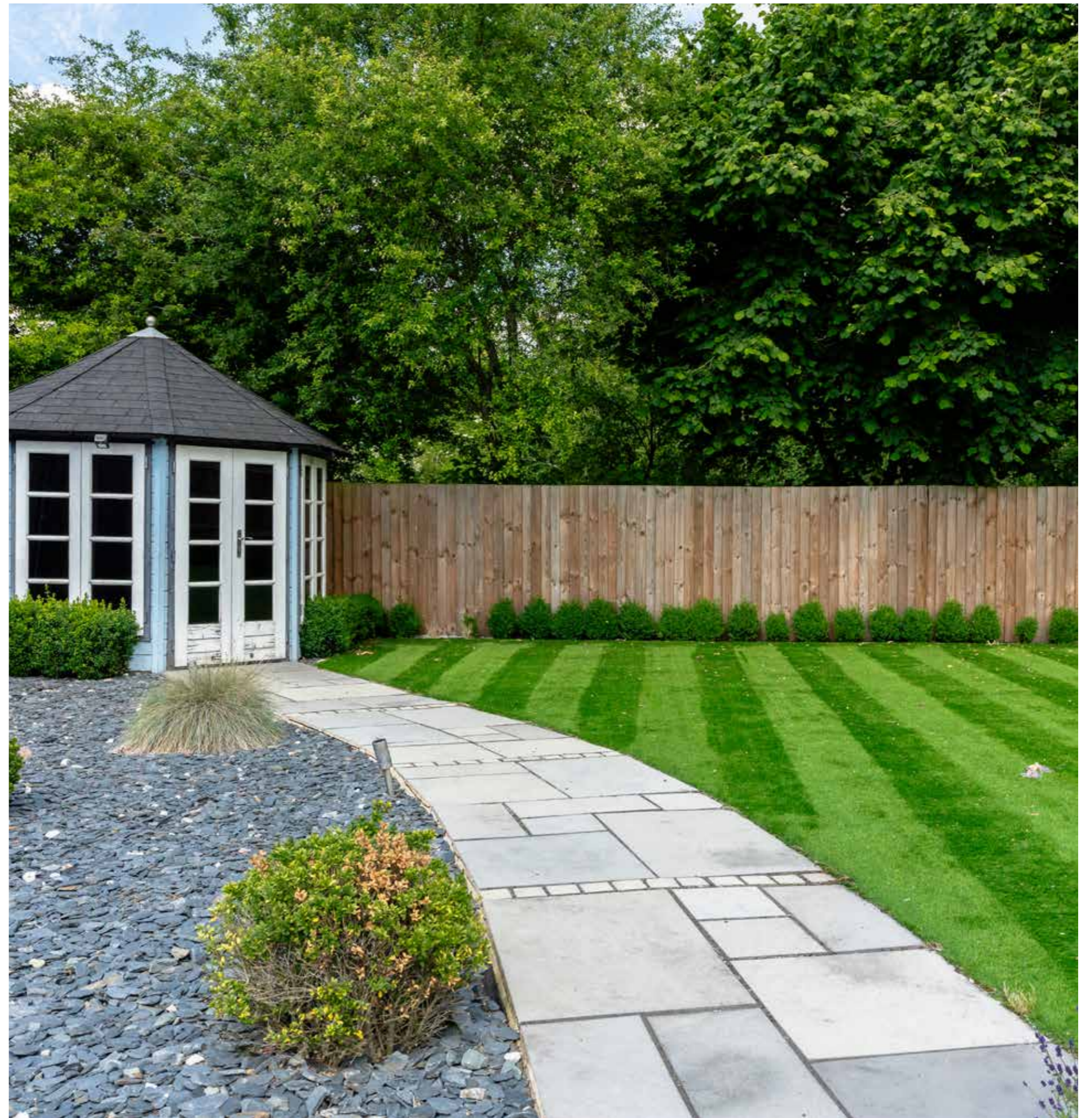
Office Space to the Rear

Utility Room

Private Easy to Maintain Garden

Single Garage and Plenty of
Parking on the Driveway

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When the current owners purchased 14 St. Leonards, they initially owned one half of the semi-detached property. When the opportunity arose to acquire the other half, they seized it. It took several years to merge the two parts and transform the property into the detached residence that stands today.

While there is a front door, it sees little use, with access typically through the side of the house. Upon entering, you step into a spacious sitting room featuring glass doors on both sides and skylights that fill the room with natural light. The kitchen and an additional reception room branch off the main sitting room.

Retaining its cottage charm at the front, the property includes two cosy reception rooms. One, slightly smaller, is accessed from the front porch, while the other sits on the opposite side of the stairs, both located in the older section of the home and boasting bay windows.

The ground floor also offers a study, utility room, and shower room.

Upstairs, the property comprises five bedrooms, with the rear bedroom enjoying a private en-suite shower room. The remaining bedrooms share a family bathroom.

Located at the rear of the property is a sizable workspace used as a home business by the current owners. This versatile space could easily be converted into a self-contained annexe (STPP).

Outside, there is a private rear garden designed for low maintenance, featuring a large section of artificial turf and a paved entertaining area towards the rear of the property. A single garage, currently used as a gym, is situated to the side, with parking available for several cars on the driveway that extends alongside the house.



I love the original Victorian fireplaces in the bedrooms and the sloping ceilings upstairs.





First Floor
 Approximate Floor Area
 930 sq. ft
 (86.41 sq. m)



Garage
 Approximate Floor Area
 187 sq. ft
 (17.37 sq. m)

Ground Floor
 Approximate Floor Area
 1670 sq. ft
 (155.11 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Mundford

A SCENIC AND
TRANQUIL VILLAGE



Mundford is a charming village located in the picturesque countryside of Norfolk, England. Known for its tranquil and idyllic setting, Mundford offers a delightful escape from the hustle and bustle of modern life.

Just under four miles away is Lynford. The village is known for its Arboretum, a serene haven for nature enthusiasts and birdwatchers. This expansive woodland area showcases a diverse collection of trees and plants, providing a serene backdrop for leisurely walks and birdwatching sessions. The arboretum's peaceful trails wind through a variety of habitats, creating a unique opportunity to spot a wide array of bird species.

Mundford also boasts proximity to Thetford Forest, one of the largest lowland forests in the United Kingdom. This forested expanse offers an abundance of outdoor activities, from cycling and hiking to picnicking and exploring the diverse flora and fauna.

Around 9 miles from Thetford, benefiting from its well-connected transport links with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.



Note from the Vendor



“I would describe my home as cosy, characterful and spacious.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///shell.whirlwind.growth

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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