



Crown Road

Mundford, IP26

Price £575,000

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Description

Molyneux Estate Agents are excited to offer this impressive, family home found in a non-estate position within the sought-after Norfolk village of Mundford. Occupying a generous plot, to include a large shingled driveway providing off road parking to the front of the home, plus a good size rear garden, there is also a double garage connected to the home. The property is exceptionally presented, and boasts a gas fired central heating system, as well as sealed unit UPVC windows and doors throughout.

The accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor, as well as doors opening to the lounge, kitchen/ family room, dining room and the useful cloakroom with W.C and wash hand basin. The lounge is found to the right side of the home, and has a window to the front aspect, as well as bi-fold doors that open to the rear garden. There is also an attractive fireplace feature with open fire. The kitchen/ family room is the heart of this wonderful home, and enjoys a large range of fitted wall and base units with worktop over, as well as an island feature, which creates further cupboard and worktop space, as well as a breakfast bar area. The kitchen includes an integrated dishwasher, fridge and freezer, as well as space for a cooker, with an extractor fitted above. There is an integrated microwave, and inset sink unit, and like the lounge, the kitchen/ family room has bi-fold doors opening to the rear garden. The bi-fold doors perfectly connect the living spaces of the home with the outside space to the rear, and is ideal for socialising and entertaining friends and family!

The kitchen opens to a utility room, which provides a range of additional wall and base units, with worktop and a stainless steel sink and drainer. The gas boiler is wall mounted, and there is space for both a washing machine and tumble dryer. The utility has a window and door to the side of the home, opening to the rear garden. The dining room completes the ground-floor accommodation, and is found to the front of the home, with an attractive bay window to the front aspect.

Once upstairs the landing has a built in airing cupboard which houses the hot water tank, and also a ceiling hatch for access in to the loft space. There are doors opening to all four bedroom and the family bathroom. The master bedroom is a fantastic size, and boasts a spacious en-suite shower room, which also has a W.C, wash hand basin and heated towel rail. The master bedroom, second bedroom and fourth bedroom all have windows to the front aspect, whilst bedroom three and the family bathroom have windows to the rear. The third bedroom has a built in wardrobe, whilst bedroom four is currently being used as a home office. The family bathroom is a must see, comprising a stand alone bath with shower fitting attached, plus a separate walk in shower. There is a W.C, wash hand basin and heated towel rail.

The double garage found beside the home has power and light connected. There are two metal up and over doors to the front, plus a window and personal door opening to the rear garden. The rear garden is predominantly laid to lawn, as well as a large patio area that runs along the rear of the property, accessed from the bi-fold doors in both the lounge and kitchen/ family room. The lawn has floral borders as well as some mature trees. The front has been mostly shingled to create a large driveway, with the remaining front garden laid to lawn.

An internal viewings comes very highly recommended! Contact Molyneux Estate Agents of Brandon to arrange!

Measurements

Entrance Hall

Lounge - 31' 7" x 13' 10" max

Kitchen/ Family Room - 20' 6" x 17' 1"

Utility Room - 17' 7" plus cupboard depth x 5' 8"

Dining Room - 11' 7" x 10' 1"

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Cloakroom

Stairs to first floor landing

Bedroom 1 - 16' x 14' max

En- Suite - 13' 11" x 4' 7"

Bedroom 2 - 12' 4" x 10' 4"

Bedroom 3 - 13' 5" plus wardrobe depth x 8' 3"

Bedroom 4 - 12' 10" x 7' 2"

Bathroom - 13' 6" max x 7' 6"

Double Garage - 21' x 17' 10"

Council Tax Band - E

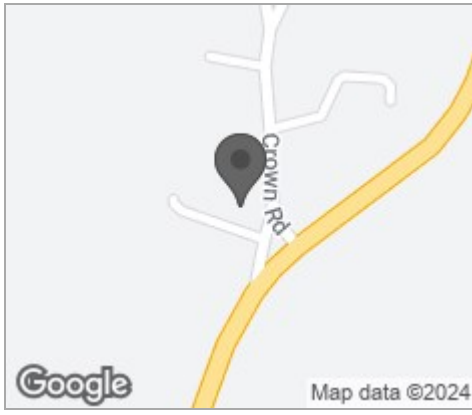
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order. Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

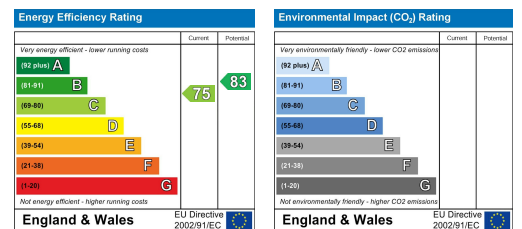
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, 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 any representation or warranty in respect of the property.

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