



# Malsters Close

Mundford, IP26

Price £325,000

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## Description

Offered to the market with NO ONWARD CHAIN is this extended, family home found in the sought after village of Mundford. Tucked away in a cul de sac position, the property is ideally located, with field views to the rear, plus a stream gently flowing by at the end of the garden.

The internal accommodation is accessed via a welcoming entrance hall, where this is a useful cloakroom with W.C and wash hand basin. The former integral garage has been converted to a utility/ laundry room, with space and plumbing for both a washing machine and tumble dryer, and a window to the front aspect. An inner lobby adds to the welcoming and spacious feel of the home, and opens to both the living/ dining room to the right of the home, plus the stunning kitchen/ family room which has been created by way of an extension to the rear. The lounge/ diner features an open fireplace, with the owners willing to include their wood-burner for £500. The kitchen/ family room truly is a MUST SEE, boasting a vaulted ceiling with skylights, and bi-fold doors opening to the rear garden. The kitchen includes a range of fitted wall and base units with worktop over, plus a Range cooker with extractor fitted above. There is an inset stainless steel sink and drainer, integrated dishwasher, and space for a fridge-freezer. There is a useful built in larder cupboard, plus the floor mounted oil fired boiler.

Once upstairs the landing opens to all three bedrooms and the shower room. There is also a ceiling hatch for access in to the loft space. The master bedroom enjoys a view of the rear garden and fields beyond whilst bedrooms two and three both have windows to the front aspect. The shower room completes the internal accommodation, and is a modern suite, comprising a walk in shower cubicle, W.C, wash hand basin and window to the rear.

Externally the property has ample off street parking to the front of the home, as well as a timber shed/ workshop. A side gates leads to the rear garden, which is predominantly laid to lawn. As previously mentioned, there is a gently flowing stream at the end of the garden, plus fantastic field views beyond, with frequent wildlife sightings available. The rear garden also features a Summer House and treehouse.

An internal viewing really is essential to appreciate this superbly extended and transformed family home! Contact Molyneux Estate Agents of Brandon today to arrange.

## Measurements

Entrance Hall

Cloakroom

Utility (former garage) - 16' x 7' 8"

Inner Lobby - 9' 3" x 8' 4"

Lounge/ Diner - 22' 7" x 11' 2" max

Kitchen/ Family Room - 25' 8" x 23' 3" max (L-shaped)

Stairs to first floor landing

Bedroom 1 - 11' 8" x 11' 6" max

Bedroom 2 - 10' 6" x 8' 9" plus door recess

Bedroom 3 - 8' 9" x 7' 9"

Shower Room - 8' max x 6' 3" max

Council Tax Band - C

Tel: 01842 818282

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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