



Impson Way

Mundford, IP26

Price £325,000

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Description

Molyneux estate agents are excited to offer this detached, family home found within the sought after village of Mundford. Boasting a generous rear garden, plus garage and driveway, the home is warmed by a gas fired central heating system, and has sealed unit UPVC windows and doors throughout.

The internal accommodation is accessed via a welcoming entrance hall, where you'll find a useful cloakroom with W.C and wash hand basin, as well as stairs leading to the first floor landing. There is a walk in under-stairs cupboard that opens to the integral garage, which has power and light connected.

There is an open plan kitchen/ diner, which leads to the added conservatory, plus a separate lounge that can be accessed either from the inner hall, or through the diner via double doors. The lounge has French doors opening to the rear garden, whilst the conservatory also has a door to garden. The lounge has an electric fireplace feature, with gas point available, whilst the conservatory is of brick and UPVC construction, with a cladded roof fitted to avoid too much heat in the Summer months and to keep it warmer over the colder period.

The kitchen includes a range of wall and base units with worktop over, as well as a built in eye level oven and grill, inset induction hob with an extractor fitted above and inset stainless steel sink and drainer. With both an integrated fridge-freezer and dishwasher, plus space for a washing machine, this fully fitted kitchen is a must see!

Once upstairs the landing opens to all four bedrooms and the family bathroom. There is also a built in airing cupboard housing the hot water tank, and ceiling hatch for access in to the loft space.

The master bedroom is a fantastic size, and enjoys built in wardrobes as well as an en-suite shower room with shower cubicle, W.C, wash hand basin and heated towel rail. The second and third bedrooms also include built in wardrobe

space, whilst the fourth bedroom is being used by the current owner as a home office.

Externally the home has a lawned front garden, plus concrete driveway in front of the garage. A side gate opens to the mature and established rear garden, which whilst predominantly laid to lawn, also includes two patio areas ideal for a table and chairs. The garden enjoys both a magnolia and blossom tree, and is mostly South facing. There is an additional side garden area where there is a garden shed/ workshop with power connected, plus a potting shed, greenhouse and smaller shed too.

The village of Mundford itself is extremely sought after, and includes a primary school, village hall with adjoining playing fields, plus a village shop with post office and butchers.

An internal viewing comes highly recommended, contact Molyneux estate agents of Brandon to arrange.

Measurements

Entrance Hall & Cloakroom

Kitchen - 11' 10" x 10' 2"

Diner - 11' x 8' 3"

Conservatory - 9' 7" x 8' 9"

Lounge - 17' 6" x 12' 8" max

Garage - 17' 7" x 7' 11"

Stairs to first floor landing

Bedroom 1 - 16' 11" max x 9' 8" max

En-Suite - 6' 1" x 6' 1"

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Bedroom 2 - 10' 8" x 9' 3"

Bedroom 3 - 9' 8" x 8' 2"

Bedroom 4 - 10' 8" x 6' 5"

Bathroom - 7' 4" x 6' 2" max

Council Tax band - D

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.

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





Ground Floor

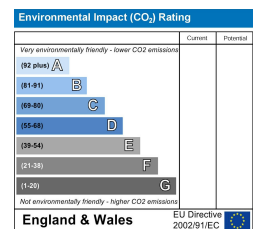
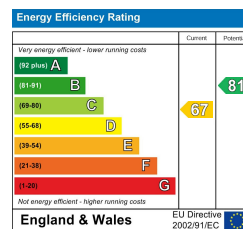


First Floor



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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