



# Bracken Rise

Mundford, IP26

Offers over £250,000

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## Description

This property enjoys a CUL-DE-SAC location on the outskirts of Mundford village and has been thoughtfully extended to offer VERSATILE LIVING ACCOMMODATION which would make a superb family home.

Downstairs the house comprises a welcoming entrance hall which includes a cloakroom W.C and useful understairs storage cupboard. There is a generous sized lounge/ diner which enjoys French doors that overlook the rear garden in addition to a separate sitting room which could also make a superb STUDY. The downstairs accommodation is concluded by a fully fitted kitchen which includes a range of wall and base level units, sink and drainer, integrated cooker, electric hob with extractor hood over and space for a washing machine and dishwasher, as well as a separate DINING ROOM.

Stairs lead to the first floor landing which includes a loft access hatch, a further three bedrooms and the FAMILY BATHROOM which comprises W.C, wash hand basin and bath with electric shower over.

Outside the property benefits from driveway off street parking and a front garden which has been shingled for ease of maintenance. There is a side access gate leading into the rear garden which has been predominantly laid to lawn and features an open patio as well as a covered patio seating area. There is also an outside tap and storage space at the front of the garage that has been converted.

## Measurements

Lounge - 22'7" max x 12'1" max

Kitchen - 9'00" x 8'7"

Dining Room - 9'9" x 7'9"

Sitting Room/ Bedroom - 13'2" x 8'1"

Bedroom - 12'3" max x 11'9" max

Bedroom - 12'3" max x 10'8" max

Bedroom - 9'3" x 7'6"

Family Bathroom - 9'1" max x 5'6" max

## Agents Note

Council Tax Band - C (Breckland)

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.

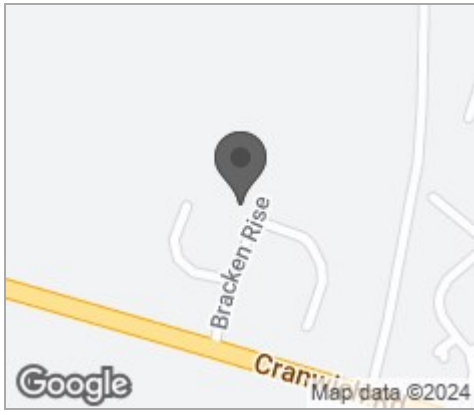
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

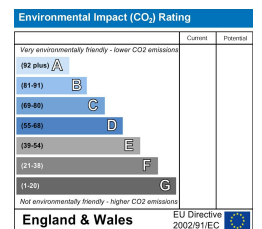
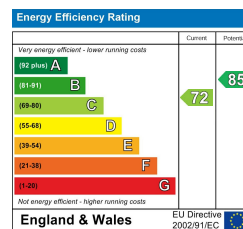
Tel: 01842 818282





## 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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