



# Wissey View

Mundford, IP26

Price £300,000

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## Description

This superb detached bungalow enjoys a CUL DE SAC location overlooking St Leonard's Church in the NORFOLK VILLAGE of Mundford and benefits from front and rear gardens as well as a GARAGE and driveway off street parking.

The front door opens into a welcoming entrance hall which contains the loft access hatch as well as a useful storage/ airing cupboard with a radiator inside. There is a lounge which leads immediately into an impressive OPEN PLAN KITCHEN/ DINING ROOM which includes a fully fitted kitchen offering a range of wall and base level units, sink and drainer, cupboard housing the oil boiler and space for a fridge freezer, cooker with extractor hood over, washing machine and dishwasher.

There are three bedrooms which all benefit from BUILT IN WARDROBES and the internal accommodation is concluded by a modern FAMILY BATHROOM comprising W.C, wash hand basin, corner bath and a power shower.

Outside the property is approached by a generous sized driveway which provides ample off street parking in addition to a front garden which is laid to lawn. There is a side access gate leading into the low maintenance rear garden which has been predominantly patioed and includes a useful timber storage shed as well as the oil tank, outside tap and a view overlooking St Leonards Church.

## Measurements

Entrance Hall - 12'9" x 2'11"

Lounge - 15'00" x 11'6"

Dining Room - 11'6" x 11'3"

Kitchen - 11'3" x 10'10"

Bedroom - 10'9" max x 9'5" max

Bedroom - 13'5" max x 9'9" max

Bedroom - 9'8" x 9'5"

Family Bathroom - 8'11" x 8'5"

## Agents Note

Council Tax Band - Breckland, C.

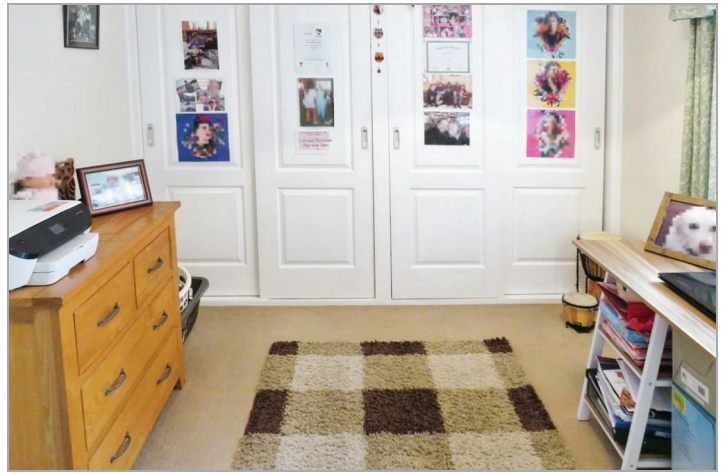
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

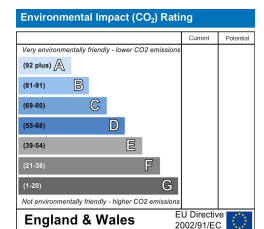
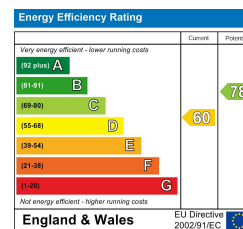
Tel: 01842 818282





## 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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