



# Impson Way

, IP26

Price £250,000

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, Mundford, IP26

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## Description

NO ONWARD CHAIN! Molyneux Estate Agents are excited to offer this detached home found in the sought after Norfolk village of Mundford.

The home has a driveway to the front providing off street parking for two cars to park side by side.

A side gate to the left of the home leads to the rear garden, which is fully enclosed and is mostly lawned with some mature shrubs and bushes.

The internal accommodation is accessed via the entrance porch, which opens to the lounge. The lounge has a window to the front aspect, as well as a multi fuel burner fitted. The lounge opens to the kitchen/ diner which is found at the rear of the home, with the diner boasting French doors opening to the rear garden. The kitchen has a built in oven with gas hobs over, as well as space for a washing machine, dishwasher and fridge-freezer. The wall mounted gas boiler (installed Nov 2022) is found in the kitchen, which has a window over the sink looking out to the rear garden.

An additional sitting room or potential ground-floor bedroom, used by the current owner as a music room, has been created by way of a garage conversion, whilst a useful cloakroom with W.C and wash hand basin completes the ground-floor.

Upstairs the landing has a built in storage cupboard, as well as a ceiling hatch for access in to the part boarded loft space. The landing opens to all three bedrooms, with the largest and smallest bedrooms both found at the front of the home, with windows to the front aspect. The second bedroom has a window looking over the rear garden, as well as a useful en-suite shower room. The family bathroom completes the accommodation, comprises a panelled bath with shower attached, plus W.C, wash hand basin and a window to the rear.

An internal viewing is now available, contact Molyneux Estate Agents today to arrange.

## Measurements

Entrance Porch

Lounge - 15' 10" max x 10' 7" max

Kitchen - 8' 4" x 8' 2"

Diner - 10' 8" x 8' 6"

Music Room (converted garage) - 15' 5" x 8' 9"

Cloakroom/ W.C

Stairs to first floor landing

Bedroom 1 - 12' 6" max x 10' 10" max

Bedroom 2 - 11' 11" max x 10' 10" max

En-Suite Shower Room

Bedroom 3 - 8' 4" x 7' 3"

Bathroom - 8' 5" x 5' 1"

Council Tax Band - 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.

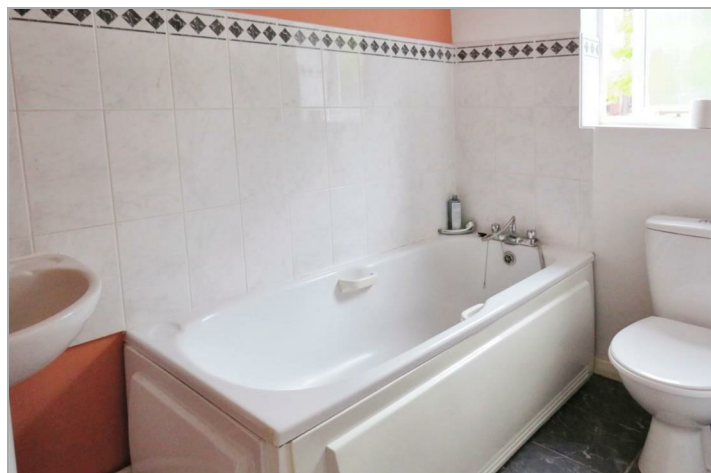
Tel: 01842 818282

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.

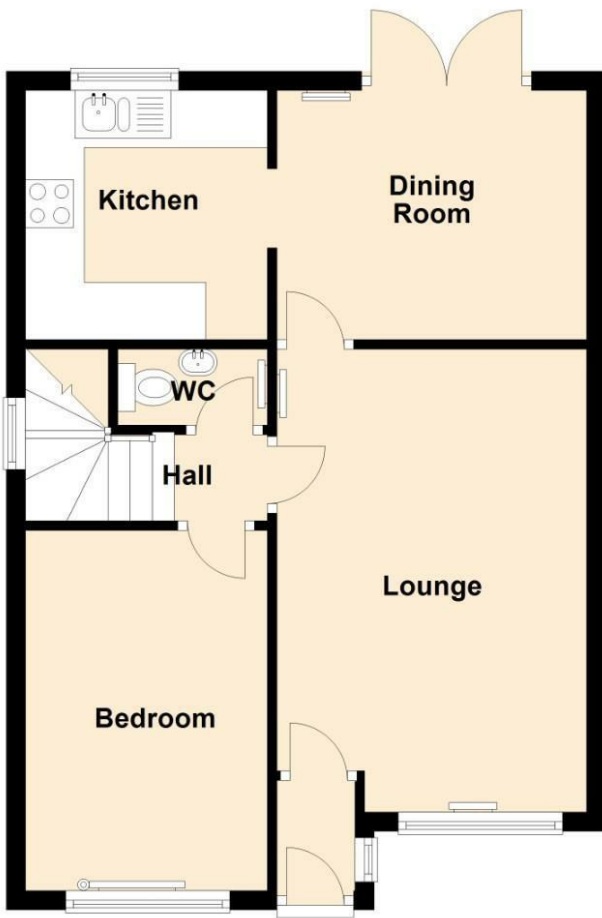
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

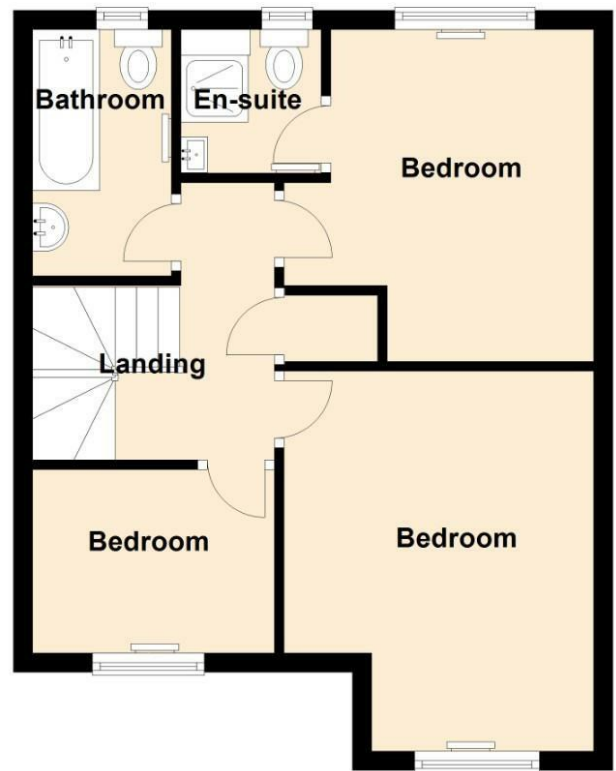




### Ground Floor

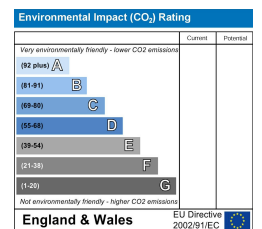
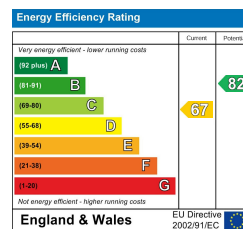


### First Floor



### 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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