



Fir Close

Mundford, IP26

Price £230,000

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Description

This SPACIOUS FAMILY HOME enjoys a sought after NORFOLK VILLAGE LOCATION and benefits from ample OFF STREET PARKING in addition to an attractive rear garden.

Internally the house boasts an impressive lounge/ dining room which extends to over 25ft, as well as a fully fitted kitchen featuring ample space for a dining table or additional appliances. The kitchen offers a range of wall and base level units, stainless steel sink and drainer, large cupboard (currently housing a tumble drier), integrated cooker with electric hob and extractor hood fitted over, space for a washing machine and dishwasher plus a floor mounted oil boiler which serves the oil fired central heating system.

Stairs lead to the first floor landing, which includes a useful storage cupboard, three bedrooms and a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over. The second bedroom includes a large airing cupboard which houses a hot water cylinder whilst the third bedroom includes an over stairs storage cupboard.

Outside the house offers ample driveway off street parking with gated access leading into an attractive enclosed rear garden. The garden is predominantly laid to lawn with a patio area for seating/ entertaining, greenhouse and a useful storage shed.

Measurements

Entrance Hall - 13'1" max x 6'5" max

Lounge/ Dining Room - 25'4" max x 10'11" max

Dining/ Utility Area - 11'10" x 6'4"

Kitchen - 13'3" max x 9'8" max

Bedroom - 14'5" max x 9'8" max

Bedroom - 11'00" max x 10'7" max

Bedroom - 9'11" max x 7'9" max

Family Bathroom - 7'00" x 6'4"

Agents Note

Council Tax Band - Breckland, A.

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.

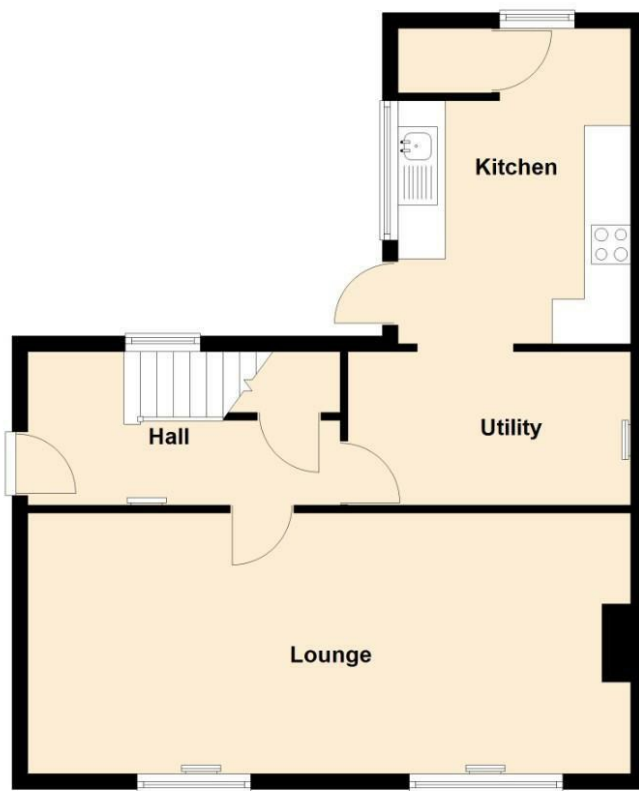
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

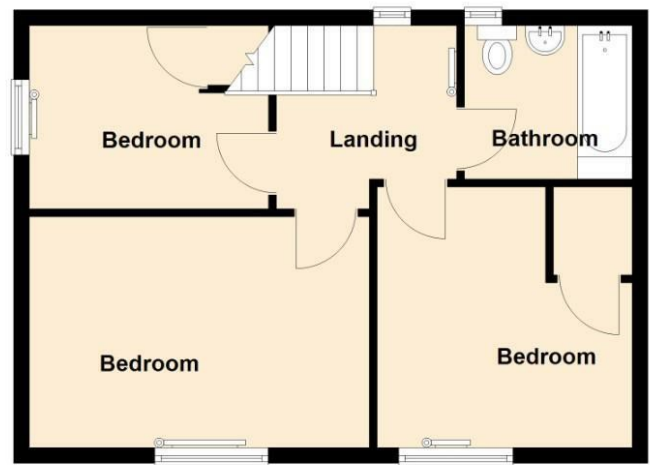




Ground Floor

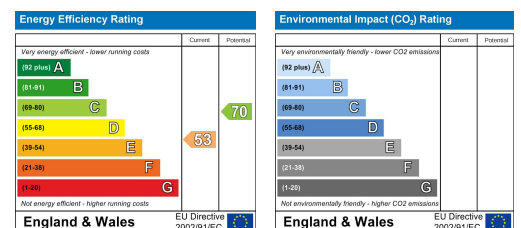


First Floor



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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