



BRECKLANDS

MUNDFORD, THETFORD, IP26 5EF

£265,000

FREEHOLD

Chilterns

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MUNDFORD, THETFORD, NORFOLK, IP26 5EF

Chilterns

An established detached chalet style bungalow occupying a large plot with mature gardens and located within this popular Breckland village. The property offers three bedrooms over two floors, and includes a large rear conservatory, lounge and dining room, garage and oil heating. Viewings recommended.

Brecklands is an established popular development of individual properties built in the late 1950's to early 1960's and located within this sought after Breckland village. Originally built as a bungalow in the early 1960's the property was subsequently adapted by converting the loft thus providing an additional two first floor bedrooms in addition to the two ground floor bedrooms, one of which now includes the staircase and is used as a dining room. There is a good sized kitchen with useful utility area off and a large conservatory has been constructed to the rear with access directly on to the rear garden. There is a ground floor shower room and the property benefits from oil fired central heating. The generous gardens are well established and there is an integral garage and driveway.

Although there have been improvements carried out to the property over a number of years there is now scope for further improvement and updating. The sale of this property represents an excellent opportunity to those purchasers seeking a home with potential in the village and early viewings are recommended.

Mundford is a village located on the edge of Thetford Forest, about 4 miles from the market town of Brandon and about 8 miles from the larger town of Thetford. The village has its own shops; primary school; church and public house and a central playing field with a modern village hall complex. In addition, there is a bowls and cricket club, as well as a number of other organised social events.





PORCH With UPVC double glazed entrance door; quarry tiled floor; aluminium framed sealed unit double glazed door to:

ENTRANCE HALL Radiator; storage cupboard.

LOUNGE 12' 4" x 14' 11" (3.76m x 4.55m) Open tiled fireplace; Upvc sealed unit double glazed window; radiator.

KITCHEN 10' 3" x 13' 0" (3.13m x 3.97m) Fitted with range of wall and floor cupboard units incorporating sink unit; plumbing for washing machine; aluminium framed sealed unit double glazed window and door to utility/conservatory; airing cupboard with insulated copper cylinder and immersion heater; radiator.

UTILITY AREA 8' 7" x 7' 2" (2.64m x 2.20m) Cupboard housing Worcester oil fired central heating boiler (serving central heating and domestic hot water); softwood framed part glazed door to outside.

CONSERVATORY 15' 7" x 9' 2" (4.75m x 2.80m) Of part brick construction with Upvc sealed unit double glazed windows and sliding patio doors to outside, polycarbonate roof; radiator.

BEDROOM ONE 10' 1" x 11' 8" (3.09m x 3.58m) Aluminium framed sealed unit double glazed window; radiator.

SHOWER ROOM Tiled shower cubicle with electric shower over, sliding glass screens, pedestal washbasin and W.C; aluminium framed sealed unit double glazed window; chrome radiator/towel rail; fully tiled walls.

OFFICE/DINING ROOM 10' 3" x 11' 8" (3.13m x 3.58m) Radiator; Upvc sealed unit double glazed window; fitted carpet; open tread staircase leading to:





FIRST FLOOR LANDING

Access to eaves storage area.

BEDROOM TWO 8' 9" x 11' 0" (2.67m x 3.37m) With double wardrobe cupboard; eaves storage access; Upvc sealed unit double glazed window; radiator.

BEDROOM THREE 11' 6" x 9' 1" (3.51m x 2.77m) With double wardrobe cupboard; Upvc sealed unit double glazed window to rear aspect; radiator.

OUTSIDE The property occupies a good-sized established plot with well stocked mature gardens to the front and rear. The front garden is partly screened by some mature hedging and is lawned with various shrubs and bushes. A driveway provides vehicular access to the:

INTEGRAL GARAGE 9' 2" x 16' 9" (2.81m x 5.12m) With up and over door, light and power.

The large rear garden which is enclosed by fencing, is partly lawned but well stocked with a variety of trees, shrubs and bushes.

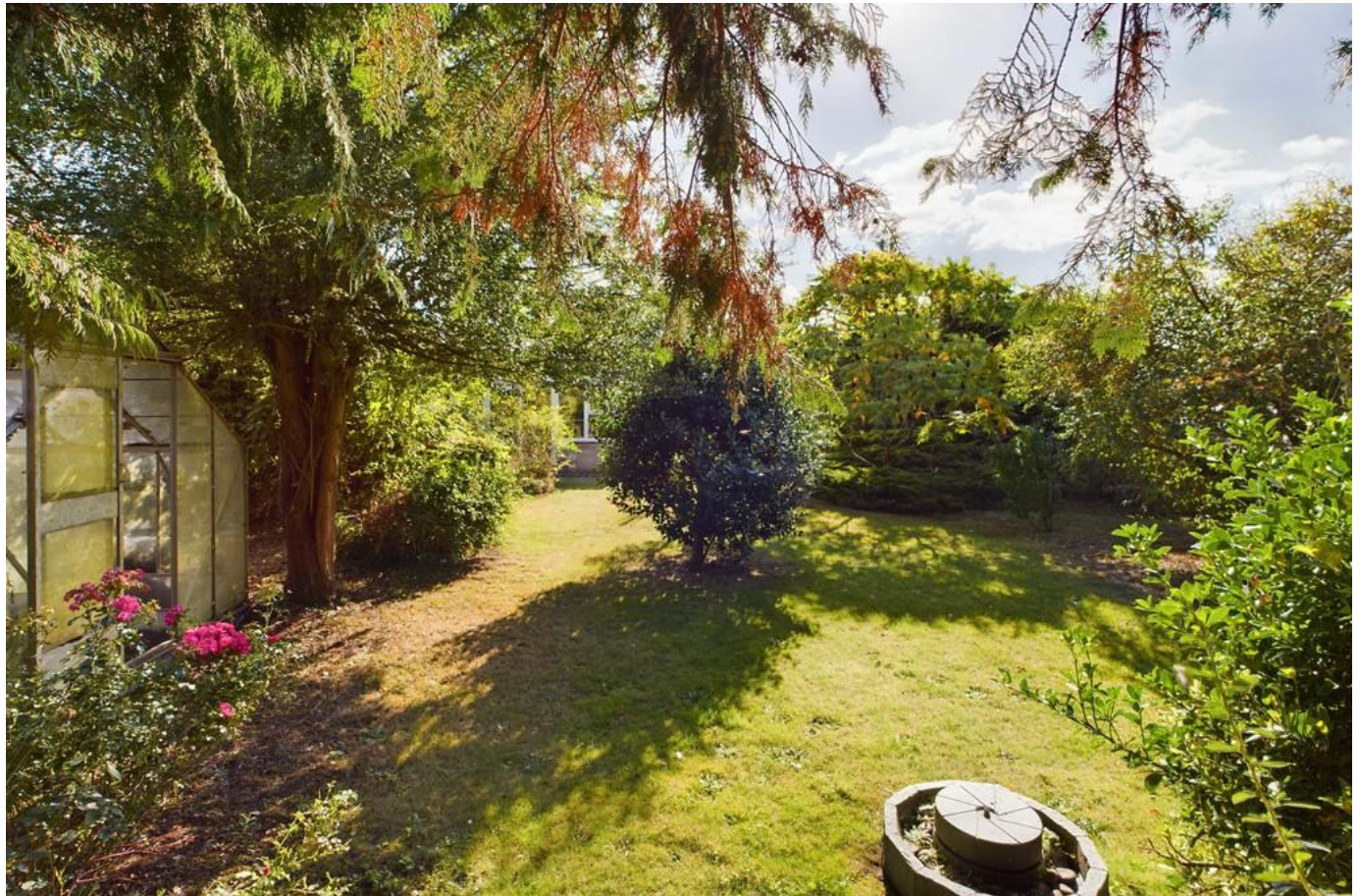
SERVICES Mains water and electricity are connected. Mains drainage.

Oil fired central heating.

Mains gas is available in the village.

COUNCIL TAX BAND C

ENERGY RATING (EPC) TBA







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1301.89 ft²
120.95 m²

Reduced headroom

32.72 ft²
3.04 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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