



The Lammas, Mundford, Thetford, IP26 5DS

welcome to

The Lammas, Mundford, Thetford

An impressive detached home in a hugely sought after Norfolk village! Boasting four bedrooms, an immaculate presentation throughout, sleek kitchen with adjoining utility room and a lovely, sunny garden, which is great for entertaining, it's destined to make a great family home!

Summary

Tucked away in the sought after Norfolk village of Mundford, you'll find this spacious detached house. Mundford is a popular village and offers an array of amenities on the doorstep, including bowls and cricket clubs which is only a few minutes walk from the property, a reputable inn and hotel, cricket ground, village butcher, primary school and, being just down the road from Lynford Lakes and Lynford Arboretum, there is plenty to do! Mundford is also within easy commuting distance to the local market towns of Brandon, Swaffham, Downham Market and Thetford, where you will find a further selection of amenities, making this property perfectly positioned!

Initially, the property offers a huge amount of kerb appeal and, with the generous space for off road parking, there is great practicality too! Inside, the accommodation expands out to offer spacious and well presented rooms. A welcoming entrance hall leads you into a gorgeous living/dining room with bi-folding doors that lead out to the rear, a sleek and well-equipped kitchen/breakfast room, separate utility room, downstairs W.C and handy store, which forms part of a clever garage conversion.

Upstairs, there is great family space in the form of four good sized bedrooms, with the master and second having ample integrated storage, and a further family bathroom.

To the rear, the garden is just as well presented and offers a lovely sunny space to relax and unwind in those warmer summer months!

The Accommodation

Entrance door to:

Entrance Hall

L-shaped room, with tiled flooring, stairs to first floor landing with under stairs storage cupboard, door to front and electric radiators.

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over and window to side.

Lounge / Diner

20' 2" max. x 12' 9" max. (6.15m max. x 3.89m max.)
With electric fireplace, window to front, bi-folding doors opening out to the rear garden and two electric radiators.

Kitchen / Breakfast Room

7' 11" x 19' 10" max. (2.41m x 6.05m max.)
With a range of wall and base units with work surface over, sink unit with mixer tap over, integrated dishwasher, electric hob, electric oven, integrated fridge, tiled flooring, two windows to rear, door to rear garden and electric radiator.

Utility Room

8' 10" x 10' 9" (2.69m x 3.28m)
With a range of wall and base units with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, door to the front of the Garage, window to side and electric radiator.

First Floor Landing

With doors to all bedrooms and bathroom and built in airing cupboard.





Bedroom One

11' 10" max. x 9' 9" (3.61m max. x 2.97m)

With built in wardrobe, window to front and electric radiator.

Bedroom Two

10' 10" x 9' 5" (3.30m x 2.87m)

With access to the loft space, window to front and electric radiator.

Bedroom Three

13' 5" max. x 7' 10" (4.09m max. x 2.39m)

With window to rear and electric radiator.

Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m)

With window to front and electric radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, window to side and heated towel rail.

Outside

Front Garden

To the front of the property is a front garden with a driveway, providing off road parking space and access to:

Front Of Garage

9' 6" x 9' (2.90m x 2.74m)

With a metal up and over door to front.

Rear Garden

To the rear of the property is an enclosed garden which is largely laid to lawn with a cherry tree, shed, outside tap and gate to the side.



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welcome to

The Lammas, Mundford, Thetford

- Impressive Detached Family Home
- Immaculately Presented Throughout
- Four Good Sized Bedrooms
- Downstairs Cloakroom & Upstairs Family Bathroom
- Sleek, Fitted Kitchen with Adjoining Utility Room
- Hugely Sought After Village Location
- Sunny, Enclosed Garden to Rear
- Ample Off Road Parking to Front

Tenure: Freehold EPC Rating: F

Offers in Excess of

£330,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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