



**Green Acre Close, Mundford, Thetford, IP26 5EX**

**welcome to**

## **Green Acre Close, Mundford, Thetford**

Being offered to the market chain free and in a hugely desired Norfolk village location, this link-detached home would make a great starter home or investment! Offering three bedrooms, well presented accommodation, a downstairs cloakroom & first floor bathroom and a garage with parking, view now!

### **Summary**

Discover this three bedroom link-detached house in the extremely sought after village of Mundford! Being within easy commuting distance to the local market towns of Brandon, Downham Market and Thetford, this home is perfectly positioned to take advantage of both the village life and a range of wider amenities within close proximity.

Sitting prominently within the road, this home is well presented both inside & out and has plenty to offer! The first thing you'll notice is the driveway for off road parking, handy single garage & pretty front garden.

Inside, the accommodation is well laid out and offers great potential throughout! An entrance hall, with a handy adjoining downstairs W.C, leads you into a spacious, yet cosy, living room with a lovely set of patio doors that open out to the rear, which has space for a dining table too and a well equipped kitchen.

Upstairs, there are three good sized bedrooms, with the master benefitting from built in storage, and a family bathroom, which create a wonderful space for a young, or growing family!

To the rear, there is also great space on offer and, with the garden currently being largely laid to paving and shingle, it's also extremely low maintenance and offers plenty of scope for the new owner to adapt, if desired.

Both the hugely popular location and accommodation on offer make this home extremely worthy of a viewing!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, door to Cloakroom and stairs to first floor landing.

#### **Cloakroom**

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

#### **Kitchen**

8' 6" x 10' 3" ( 2.59m x 3.12m )

With a range of wall and base units with work surface over, integrated oven, integrated gas hob with cooker hood over, stainless steel sink unit with mixer tap over, space and plumbing for washing machine, integrated dishwasher, window to front and radiator.

#### **Living Room**

17' 4" x 14' 2" max. ( 5.28m x 4.32m max. )

With electric fireplace, TV point, door to understairs storage cupboard, window and patio doors to rear and radiator.

#### **First Floor Landing**

With built in airing cupboard and radiator.

#### **Bedroom One**

10' 10" x 9' 6" ( 3.30m x 2.90m )

With built in wardrobes, window to rear and radiator.

#### **Bedroom Two**

9' 4" x 10' 1" max. ( 2.84m x 3.07m max. )

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





### **Bedroom Three**

7' 5" x 7' 6" ( 2.26m x 2.29m )

With window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower head over, window to front and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a garden with an array of plants and shrubs dotted throughout with a pathway to the front door and a concrete driveway, providing off road parking space and access to:

#### **Garage**

With an up and over door to front and personal door to side.

#### **Rear Garden**

To the rear of the property is an enclosed rear garden which is mainly laid to paving and slate for ease of maintenance.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



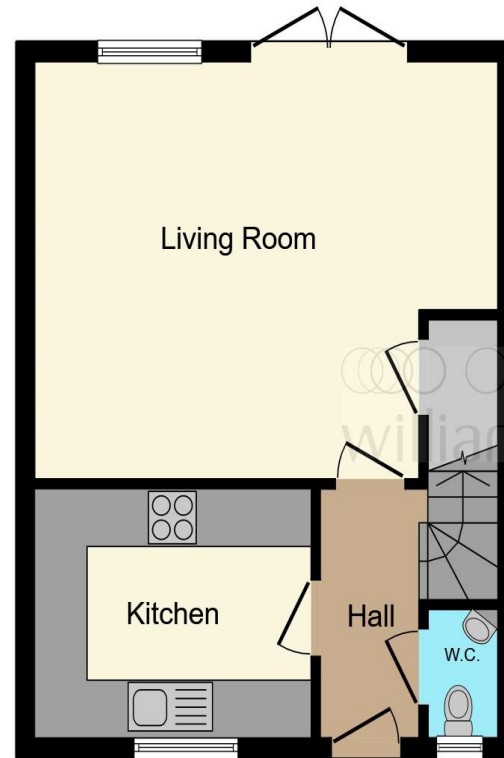
welcome to

## Green Acre Close, Mundford, Thetford

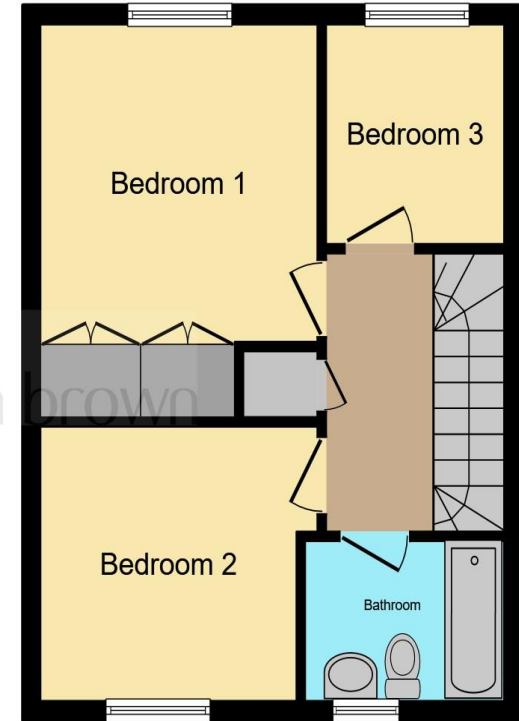
- Link-Detached Family Home
- Three Bedrooms
- Family Bathroom & Downstairs W.C
- Garage and Parking to Front
- Chain Free!
- Well Presented Throughout
- A Great Starter Home or Investment
- Hugely Desired Village Location

Tenure: Freehold EPC Rating: Awaited

**£260,000**



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](http://www.focalagent.com)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD110412 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)