



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



**welcome to**

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

SOLD WITH NO CHAIN! In the hugely sought after village of Mundford, this modern, detached family home simply commands a viewing! With three bedrooms, master en-suite, spacious rooms, garage with driveway parking and an enclosed rear garden, it's set to make a lovely home!

### **Summary**

Discover this three bedroom 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.

The property sits comfortably within the road and immediately offers great kerb appeal, a garage and driveway for off road parking!

Inside, the accommodation is well presented throughout and offers good sized rooms, which is great for a young family that may be looking to expand and grow further. An entrance hall, with a very handy downstairs cloakroom for guests, breaks off into a good sized living room, which even has space for dining, that is a great space to host and entertain family and friends alike all year round, and a well equipped family kitchen downstairs.

Upstairs, you'll find a spacious landing which leads to three proportionate bedrooms, with the master benefitting from an en-suite, and a family bathroom.

To the rear, the garden is just as spacious and versatile, offering a great space for the new owner to come in and truly make it their own!

VIEWING IS ESSENTIAL!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With stairs to the first floor landing, under stairs storage cupboard and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin, window to front and radiator.

#### **Living / Dining Room**

18' 10" max. x 17' 4" max. ( 5.74m max. x 5.28m max. )  
With window to rear, door to rear and three radiators.

#### **Kitchen**

11' 5" x 9' 4" ( 3.48m x 2.84m )  
With a range of fitted kitchen units at wall and base level with work surface over, one and a half bowl sink unit with drainer and mixer tap over, integrated dishwasher, space and plumbing for washing machine, built in gas hob with stainless steel cooker hood over, integrated electric oven, space for fridge/freezer and tiled flooring.

#### **First Floor Landing**

With access to the loft space, built in airing cupboard housing hot water tank and window to side.

#### **Bedroom One**

10' 8" max. x 12' 11" ( 3.25m max. x 3.94m )  
With built in cupboard/wardrobe, window to rear and radiator.





### **En-Suite**

With W.C, wash hand basin, shower cubicle with mains shower attachment over, window to rear and radiator.

### **Bedroom Two**

10' 3" min. x 9' 10" ( 3.12m min. x 3.00m )  
With built in cupboard/wardrobe, window to front and radiator.

### **Bedroom Three**

9' 9" x 8' 7" ( 2.97m x 2.62m )  
With window to front and radiator.

### **Bathroom**

With W.C, wash hand basin, bath unit with mains shower attachment over, window to side and radiator.



### **Outside**

#### **Front Garden**

To the front, there is a front garden with a range of shrubs and a driveway, providing plenty of off road parking space and access to:

#### **Garage**

With up and over door to front, eaves storage space and personal door to the rear garden.

#### **Rear Garden**

To the rear, the garden is largely laid to lawn with an outside light.

### **Agents Note**

The internal photographs were taken before the current tenancy commenced.



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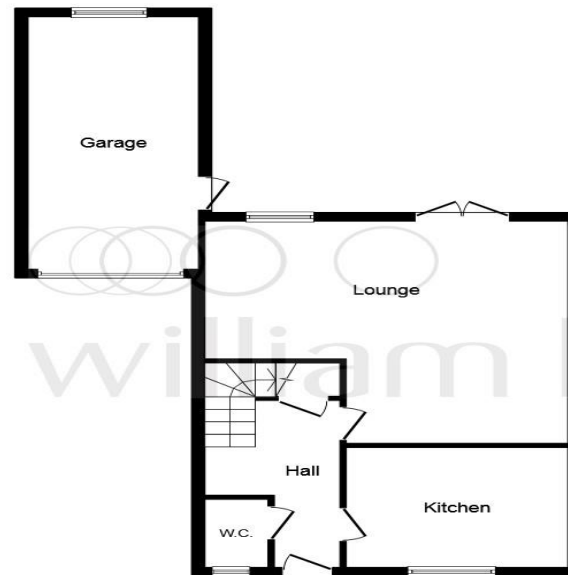
welcome to

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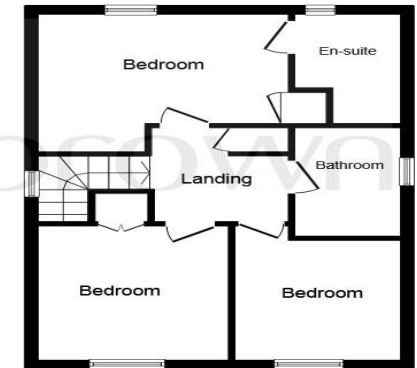
- Modern Detached House
- Sold with No Chain!
- Sought After Village Location
- Three Good Sized Bedrooms
- Master En-Suite, Family Bathroom & Downstairs W.C
- Enclosed Rear Garden
- Garage & Driveway Parking
- A Great Family Home or Investment!

Tenure: Freehold EPC Rating: C

**£260,000**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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