



St. Leonards Street, Mundford, Thetford, IP26 5HG

welcome to

St. Leonards Street, Mundford, Thetford

Welcome to Myrtle Cottage! A charming 19th Century home which is NICELY PRESENTED and situated centrally within Mundford & all of the nearby amenities such as the village store, fish and chip shop and local butchers! With TWO BEDROOMS, a first floor bathroom plus an ADDITIONAL WC and cottage garden!

Summary

A charming character cottage nestled in the hugely desirable Norfolk village of Mundford! Perfectly positioned, this home offers the best of village life with a pub, café, butchers, sports & social club, and village shop all within easy reach-while also being a short commute to the market towns of Brandon, Downham Market, and Swaffham.

Steeped in character and charm, Myrtle Cottage has been immaculately maintained by its current owner, blending original period features with modern comforts. The cosy living room is a true retreat, complete with a feature wood burner, creating a warm and inviting atmosphere. The contemporary kitchen is thoughtfully designed, with an adjoining utility room and convenient downstairs W.C. Upstairs, two well-proportioned bedrooms are complemented by a stylish four-piece family bathroom.

Outside, the beautifully landscaped rear garden is just as full of character, offering a peaceful oasis to relax and unwind-a true extension of this charming home.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, gas meter, built in storage cupboard and door into:

Living Room

13' max. x 12' 11" max. (3.96m max. x 3.94m max.)

With feature woodburner, dual aspect windows to both the front and rear and radiator.

Kitchen

6' 9" x 13' 1" max. (2.06m x 3.99m max.)

With a range of fitted kitchen units at wall and base level with work surface over, electric hob and oven, built in under stairs storage cupboard, window to front and archway to:

Utility Room

With inset Butler sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, wall boiler, window to rear and radiator.

Rear Lobby

With access to the rear garden and door to:

Downstairs Cloakroom

With W.C, wash hand basin with taps over and window to rear.

First Floor Landing

Bedroom One

13' x 12' 2" (3.96m x 3.71m)

With built in storage, window to front and radiator.





Bedroom Two

13' max. x 6' 10" max. (3.96m max. x 2.08m max.)
With exposed decorative fireplace, access to the loft space, built in storage cupboard above the stairs and window to front.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap over, shower cubicle with shower attachment over and window to rear.

Outside

To the rear, the garden is well maintained and largely laid to lawn with a range of shrub and floral borders throughout, a paved patio area and wood store.



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- Charming Character Cottage in Sought-After Mundford
- Retained Period Features with Immaculate Presentation
- Cosy Living Room with a Feature Woodburner
- Modern Kitchen with Adjoining Utility Room
- Convenient Downstairs W.C
- Two Bedrooms
- Stylish Four Piece Family Bathroom
- Beautiful, Characterful Rear Garden - a True Oasis!

Tenure: Freehold EPC Rating: Awaited

£240,000



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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