



CROWN ROAD

MUNDFORD, NORFOLK, IP26 5HQ

£600,000

FREEHOLD

Chilterns

CROWN ROAD

MUNDFORD, NORFOLK, IP26 5HQ

Chilterns

An exceptionally well presented individually designed detached family house offering spacious accommodation throughout, occupying delightful landscaped gardens and situated in a sought after non estate location in this highly desirable and well served Breckland village. Early viewings are highly recommended.

General

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.

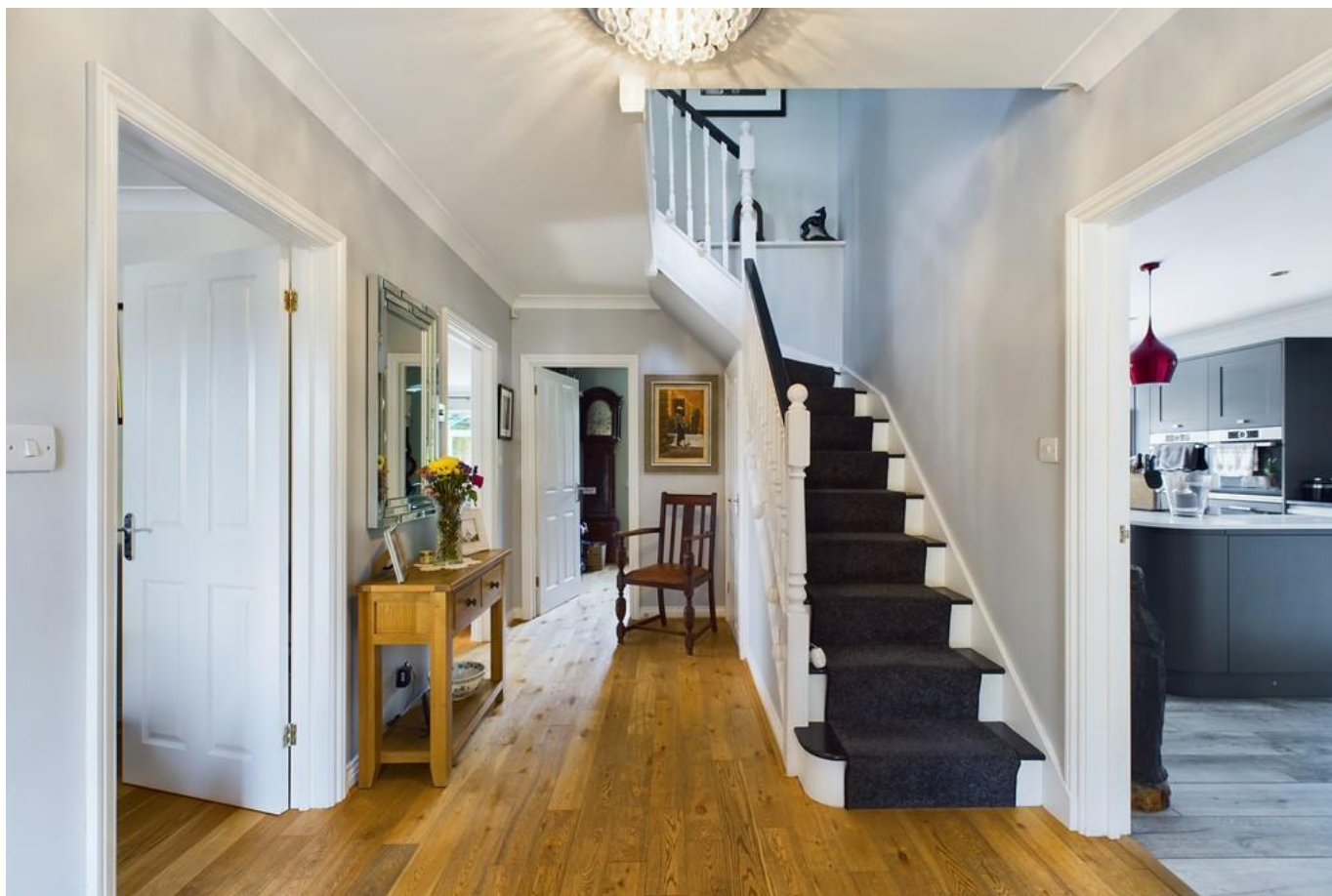
In addition, there is a bowls and cricket club, as well as a number of other organised social events

Description

Services: All mains services are believed to be connected to the property.

Local Authority: Breckland District Council

Council Tax: E -





SITUATION & LOCATION

Chilterns are privileged to be instructed to market this exceptionally well presented individually designed detached four bedroom family house. Having owned the property from new, the house was built by a well known local builder in 1999, since which the vendors have made a number of further improvements, most notable the rear conservatory addition off the lounge, the beautifully presented fitted kitchen/breakfast room and the lovely landscaped south westerly facing gardens.

This beautiful home offers comfortable well planned accommodation, the large lounge with conservatory off, boasting an open fireplace with recently upgraded stone and granite surround as well as a separate dining room and study. There is a useful utility room off the kitchen/breakfast room and an upgraded Vaillant gas fired boiler, only installed two years ago. To the first floor there are four double bedrooms, three with built-in double wardrobes and the very larger master bedroom has an en-suite shower room in addition to the family bathroom and ground floor cloakroom. The first floor has been designed in such a way to create a fifth bedroom within the galleried landing if required.

The lovely gardens are a particular feature of this property and the property sits back off the plot to provide excellent parking and includes a double brick and tiled garage with twin remote operated garage doors.

This house occupies a very convenient location within this very popular and well served village. The sale of this lovely home offers an excellent opportunity to those purchasers seeking a quality family home in the village and early viewings are recommended.

PORCH

With arched entrance; light; quarry tiled floor.

RECEPTION HALLWAY

With composite entrance door; radiator; engineered oak flooring; under-stairs storage cupboard.

CLOAKROOM

With corner fitted wash basin and high level WC; metro style ceramic tiled walls; chrome towel rail; ceramic tiled floor.

LOUNGE 22' 3" x 13' 2" (6.80m x 4.03m)

Open fireplace with polished stone surround, granite inset and hearth; UPVC sealed unit double glazed windows and UPVC sealed unit double glazed French doors to paved terrace; two radiators; engineered oak flooring; UPVC sealed unit double glazed French doors leading to:

CONSERVATORY 13' 9" x 12' 7" (4.20m x 3.85m)

Of part brick construction with UPVC sealed unit double glazed windows and French doors to rear sun terrace. Clear glass sealed unit double glazed roof with fan/light fitted; Pammant tiled floor; two radiators.

DINING ROOM 11' 7" x 13' 2" (3.55m x 4.03m) Radiator; UPVC sealed unit double glazed window; engineered oak flooring.

STUDY 8' 4" x 7' 6" (2.55m x 2.30m)

UPVC sealed unit double glazed window; radiator; telephone point with two incoming lines; engineered oak flooring.





KITCHEN/BREAKFAST ROOM 17' 6" plus door recess x 12' 7" (5.35m x 3.85m) Exceptionally well fitted and designed with extensive range of contemporary matching cabinets with Corian work surfaces over including a large central island (3.0m x 1.30m) which includes an integrated dishwasher, concealed bin, sink unit with mixer tap and Induction hob. Other appliances include a split level oven and microwave oven with warming tray and an American size fridge/freezer, plumbed and with ice/water dispenser; plinth mood lighting; over breakfast bar lighting and recessed ceiling lighting; two vertical contemporary radiators; UPVC sealed unit double glazed window and UPVC sealed unit double glazed French doors to rear sun terrace; ceramic tiled floor.

UTILITY ROOM 9' 1" x 8' 5" (2.77m x 2.57m)

Matching wall and floor cupboard units to match kitchen incorporating single drainer stainless steel sink unit; plumbing for automatic washing machine and space for dryer; radiator; wall mounted Vaillant gas fired boiler (serving central heating and domestic hot water); recessed ceiling lighting; UPVC sealed unit double glazed door to outside; ceramic tiled floor.

STAIRCASE LEADING FROM HALLWAY TO FIRST FLOOR

GALLERIED LANDING With UPVC sealed unit double glazed window; radiator; airing cupboard with insulated copper cylinder and immersion heater; fitted carpet.

Agents Note: The landing has been designed in such a way that it could be partitioned to create a fifth bedroom, the dimensions of which would be approximately 2.8m x 2.4m (9' 2" x 7' 10").

MASTER BEDROOM 1 13' 4" x 17' 8" plus door recess (4.07m x 5.40m)

Radiator; UPVC sealed unit double glazed window; built-in double wardrobe cupboard; fitted carpet.

EN-SUITE SHOWER ROOM 9' 8" x 5' 8" (2.96m x 1.75m)

Walk-in shower cubicle with glass shower screen and plumbed in shower; pedestal wash basin and WC; heated towel rail; UPVC sealed unit double glazed window; shaver point; fully tiled walls; ceramic tiled floor.

BEDROOM 2 12' 11" x 12' 7" (3.95m x 3.86m)

Radiator; UPVC sealed unit double glazed window; built-in double wardrobe cupboard; fitted carpet.

BEDROOM 3 13' 4" x 10' 5" (4.07m x 3.18m)

Radiator; UPVC sealed unit double glazed window; LVT (Luxury Vinyl Tiled) flooring.

BEDROOM 4 (L-shaped) 12' 7" x 10' 5" (3.86m x 3.20m) L-Shaped

Radiator; UPVC sealed unit double glazed window with roller blind; built-in double wardrobe cupboard; fitted carpet.

FAMILY BATHROOM 8' 5" x 8' 1" (2.57m x 2.47m)

Panelled bath; pedestal wash basin and WC; radiator; UPVC sealed unit double glazed window; access to loft space; shaver point; ceramic tiled floor.

OUTSIDE

The property is approached through a five bar wooden gate and there is an extensive shingled driveway and parking area that leads to the:-

BRICK AND TILED DOUBLE GARAGE 17' 10" x 17' 10" (5.46m x 5.46m) With twin electrically operated (remote sensor) garage doors; light and power; loft storage area; Upvc Sealed unit double glazed personal door at side.

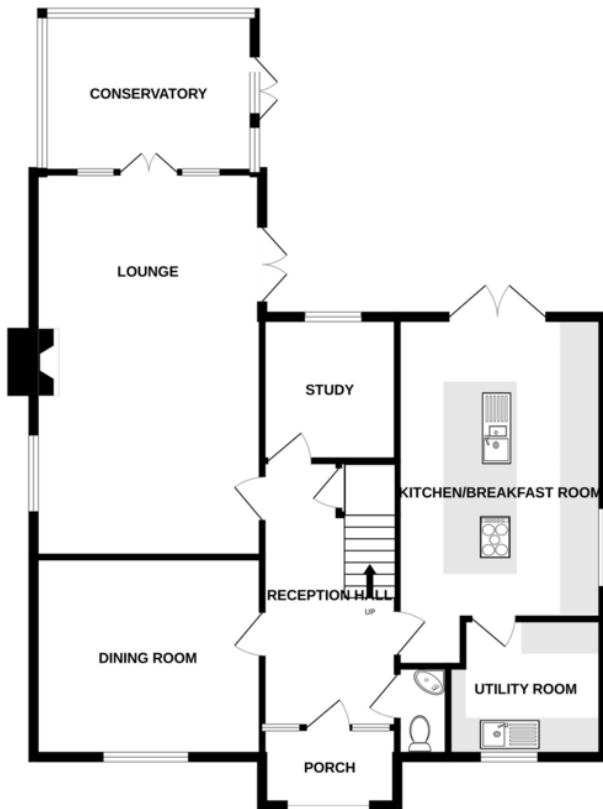
The front garden is well screened with mature Beech hedging as well as a variety of established shrubs and bushes. There are timber gates giving access into the rear garden and a further shingled area at the side of the house provides additional parking or space for a caravan.

The good sized landscaped rear garden is enclosed by 6ft fencing with some mature hedging. There is a neat lawned area and borders containing various shrubs, bushes and trees. Directly to the rear of the house is a paved sun terrace with steps leading down to a further terrace of Indian Sandstone. A brick paved pathway to the side also leads to the garage. These gardens enjoy a sunny south Westerly aspect.





GROUND FLOOR



1ST FLOOR



EPC To Follow...

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Chilterns



36 High Street, Brandon, Suffolk, IP27 0AQ
 T: 01842 813466 | F: 01842 815295
 E: brandon@chilterns.co
 www.chilterns.co