



IMPSON WAY

MUNDFORD, THETFORD, IP26 5JU

£270,000

FREEHOLD

Chilterns

IMPSON WAY

MUNDFORD, THETFORD, IP26 5JU

Chilterns

A modern detached three bedroom house in this popular Breckland village. The comfortable accommodation includes a separate lounge and dining room, well fitted kitchen, three bedrooms plus en suite, family bathroom and ground floor cloak room. With gas heating, garage and gardens, viewings are recommended.

This modern detached three bedroom house forms part of a popular development of homes lying in the sought after village of Mundford. The house is offered for sale chain free and includes comfortable well presented accommodation including a separate lounge and dining room, a well fitted kitchen and three bedrooms including an en suite shower room off the principal bedroom. There is gas central heating and Upvc double glazing as well as a brick and tiled garage and pleasant gardens.

The sale of this property offers an excellent opportunity to those purchasers seeking a comfortable home in the village and early viewings are recommended.

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; fish & chip shop; church, 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





ENTRANCE HALL

Upvc sealed unit double glazed entrance door;
Radiator; laminate; under stairs storage cupboard.

CLOAKROOM

W.C, handbasin, radiator, cushioned flooring, sealed unit double glazed window.

LOUNGE

18' 6" x 9' 10" (5.66m x 3.02m)

Open fireplace set in ornate surround with marble inset and hearth, 2 radiators, fitted carpet. Upvc sealed unit double glazed window and French doors to rear garden; curtains.



DINING ROOM

9' 6" x 8' 3" (2.92m x 2.54m)

Upvc sealed unit double glazed window, fitted carpet and curtains.

KITCHEN

9' 6" x 7' 10" (2.90m x 2.39m)

Fitted range of modern wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit with mixer tap, built in electric oven with ceramic hob and cooker hood over, wall mounted gas fired central heating boiler, radiator, Upvc sealed unit double glazed window, splash tiling, ceramic tiled floor, Upvc sealed unit double glazed door to outside.

STAIRCASE LEADING TO FIRST FLOOR

LANDING

Cupboard housing hot water cylinder, feature arch window to half landing. Access to loft space.

MASTER BEDROOM 1

10' 0" x 9' 6" (3.05m x 2.92m) Radiator; Upvc sealed unit double glazed window, fitted carpet and curtains.





Secured by ADT



DRESSING AREA

4' 5" x 4' 1" (1.37m x 1.27m) Built-in wardrobe with mirror door.

EN SUITE SHOWER ROOM

Tiled shower cubicle with thermostatic shower, pedestal washbasin, WC, radiator, Upvc sealed unit double glazed window, cushion flooring.

BEDROOM 2

10' 2" x 8' 7" (3.10m x 2.64m)

Upvc sealed unit double glazed window with curtains; radiator.

BEDROOM 3

9' 10" x 7' 10" (3.02m x 2.41m)

Built-in wardrobe cupboards with mirror doors, radiator, Upvc sealed unit double glazed window, fitted carpet and curtains.

FAMILY BATHROOM

Suite comprising panelled bath, pedestal washbasin, W.C; radiator, extractor fan, Upvc sealed unit double glazed window; cushion flooring..

ATTACHED BRICK & TILED GARAGE

With up and over door, light and power; door to rear garden.

The enclosed rear garden is fenced and laid to lawn with a paved patio area.

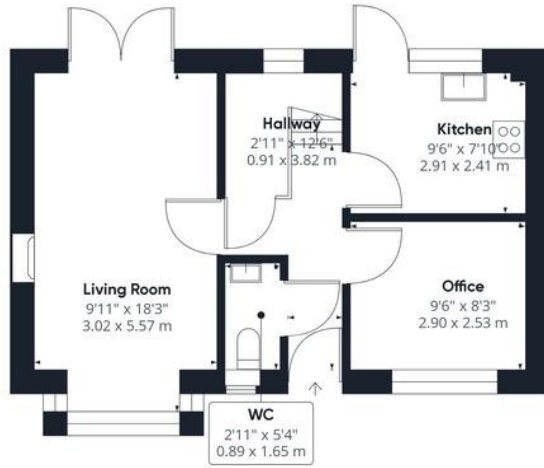
EPC RATING - D

COUNCIL TAX BAND - C

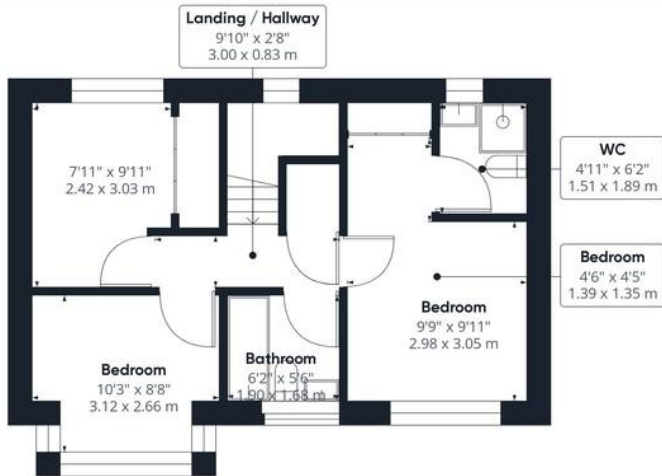
SERVICES:- Mains water, sewerage, electric and gas.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

853.34 ft²
79.28 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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