



MALSTERS CLOSE

MUNDFORD, THETFORD, IP26 5HJ

£260,000

FREEHOLD

Chilterns

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Chilterns

A detached chalet style house occupying a lovely position in this sought after Breckland village. With versatile accommodation over two floors and pleasant gardens leading down to a small stream with views beyond, the property is in need of some further improvement. Viewings are recommended

Situated near to the entrance of this popular development and lying on the edge of the sought-after, Breckland village of Mundford, this detached chalet style property occupies a mature plot, with pleasant gardens to the front and rear, the rear garden leading down to a small stream with views beyond over grazing land. This property offers versatile accommodation over two floors, including three bedrooms and a bathroom to the first floor with a separate lounge and dining room to the ground floor as well as an additional room that could be used either as a fourth bedroom, Office or hobbies room.

Although the property is in need of some updating and modernisation, there have been some recent improvements including the installation of a new gas fired central heating system and many of the windows and doors have been upgraded with the installation of UPVC sealed unit double glazing. In addition The garage roof has been replaced and a new up and over entrance door fitted.

This property is eminently suited to those applicants seeking a spacious and versatile home in the village that needs some further improvement and updating, and also enjoys such a pleasant location. 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 including a butchers and fish and chip shop; 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

ENTRANCE LOBBY With UPVC sill unit double glazed entrance door and window; cushion flooring.

CLOAKROOM With WC and handbasin; UPVC sealed unit double glazed window; cushion flooring.

LOUNGE

18' 6" x 12' 7" (5.65m x 3.84m) With UPVC sealed unit double glazed windows to front and side aspect; radiator; fitted carpet.

DINING ROOM

10' 3" x 9' 10" (3.14m x 3.02m) Radiator; UPVC sealed unit double glazed, sliding patio doors to rear garden; door from lounge and kitchen.

KITCHEN

9' 10" x 7' 1" (3.01m x 2.18m) Fitted range of wall and floor cupboard units with Work surfaces over incorporating single drainer, standard steel sink unit; radiator, storage cupboard; sealed unit double glazed softwood framed window; cushion flooring.

SIDE HALLWAY Storage cupboard; radiator; UPVC sealed unit double glazed entrance door to outside; cushion flooring.

OFFICE/BEDROOM FOUR

9' 3" x 7' 4" (2.83m x 2.26m) Radiator; softwood framed window; thermoplastic tiled floor.





OPEN TREAD STAIRCASE FROM LOUNGE TO FIRST FLOOR:-

LANDING Access to loft space; fitted carpet.

BEDROOM 1

12' 11" x 10' 5" (3.96m x 3.18m) UPVC sealed unit double glazed window to rear aspect; radiator; cupboard, housing Worcester Combi boiler (serving central heating and domestic water).

BEDROOM 2

12' 1" x 9' 0" (3.69m x 2.76m) Upvc sealed unit double glazed window to front aspect; wardrobe cupboard; radiator.

BEDROOM 3

12' 3" x 7' 0" (3.75m x 2.14m) Upvc sealed unit double glazed window to front aspect, radiator.

BATHROOM

7' 1" x 5' 7" (2.16m x 1.72m) Panelled bath, pedestal wash basin and WC; chrome heated towel rail; UPVC unit double glazed window; storage cupboard; cushion flooring.

OUTSIDE

The open plan front garden is predominantly landscaped with a long concrete driveway that provides good parking and leads to the: –

BRICK GARAGE

With up and over door; power; side door to outside.

The rear garden is enclosed by fencing on two sides and leads down to a stream, a tributary of the river Wissey. There are views beyond this over grazing land. This garden is also lawned with various shrubs, trees and bushes.

SERVICES All mains services are connected. Mains Drainage. Gas fired Central Heating.

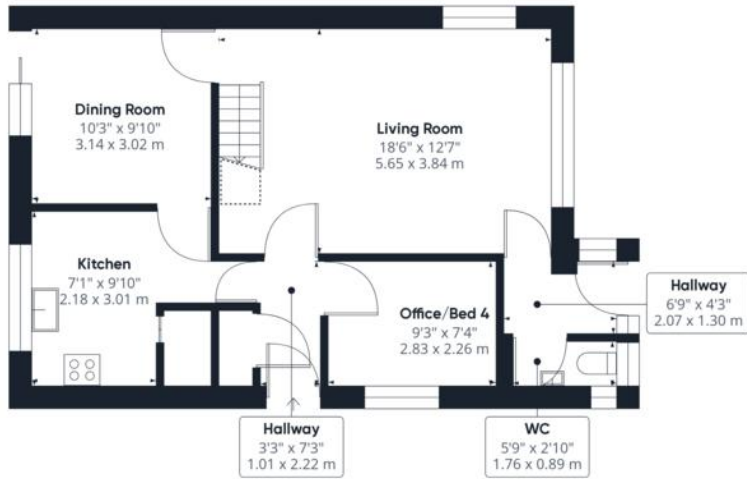
ENERGY RATING To be confirmed

COUNCIL TAX BAND - D

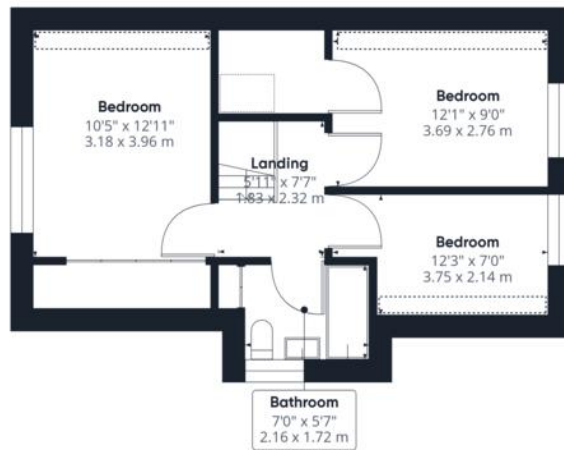
TENURE Freehold







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1060.33 ft²
98.51 m²

Reduced headroom

41.67 ft²
3.87 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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



EPC TBA

Chilterns



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