



BRECKLANDS

MUNDFORD, THETFORD, IP26 5EF

£275,000

FREEHOLD

Chilterns

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Chilterns

Originally built as a District Nurses house and situated within this sought after Breckland village, Dunedin offers a unique opportunity to purchase an individual detached three bedroom home occupying a generous plot with garage and driveway. Well presented but in need of some further updating, viewings are recommended.

Originally built as a District Nurses house in the late 1940's to early 1950's, this detached house is situated in the much sought after and well served Breckland village of Mundford. The house occupies a generous plot which includes an attached garage with good parking and a driveway to the front.

The house is well presented and benefit from gas central heating, although many of its fixtures and fittings remain unchanged, offering an opportunity to those purchasers seeking a home in the village to update further and improve to their own tastes. The property also lends itself to extending subject to the usual local authority planning requirements.

Overall, the sale of this property represents an opportunity to buyers seeking an individual home in this lovely 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; 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 HALL

Radiator; fitted carpet; staircase to first floor.

SITTING ROOM

9' 5" x 17' 5" (2.88m x 5.32m)

Open fireplace with stone surround and mantle over; Crittall metal framed windows; radiator; fitted carpet.

KITCHEN/DINER

9' 2" x 17' 4" (2.80m x 5.30m) Overall measurement.

DINING AREA Radiator; fitted carpet.

KITCHEN AREA Fitted range of cupboard units with Formica work surfaces over, incorporating single drainer stainless steel sink unit with mixer tap; wall mounted Glow worm gas fired boiler (serving central heating and domestic hot water); metal framed Crittall window; cushion flooring.

SIDE LOBBY/UTILITY

4' 5" x 13' 11" (1.37m x 4.26m)

Plumbing for washing machine; Crittall metal framed windows; linoleum flooring.

Staircase leading from entrance hall to first floor:

LANDING

Fitted cupboard; airing cupboard with insulated copper cylinder and immersion heater. Access to loft space; Crittall metal framed window; fitted carpet.

BEDROOM ONE

14' 3" x 9' 6" (4.35m x 2.90m)

Crittall metal framed windows; radiator; fitted carpet.

BEDROOM TWO

11' 0" x 10' 8" (3.36m x 3.26m)

Crittall metal framed window; radiator; fitted carpet.





BEDROOM THREE

9' 5" x 7' 8" (2.89m x 2.35m)

Crittall metal framed window; radiator; fitted carpet.

BATHROOM

5' 10" x 6' 5" (1.80m x 1.98m)

Panelled bath with shower/mixer over; wash basin and W.C; Crittall metal framed window; part tiling to walls; radiator; cushion flooring.

OUTSIDE

The property occupies a generous plot with gardens to the front and rear. The front garden is retained by established hedging with a lawned area, beds and borders. A tarmac driveway provides good parking and leads to the:

ATTACHED BRICK & FELT GARAGE

14' 9" x 8' 8" (4.51m x 2.65m)

The rear garden is enclosed and chiefly lawned with flower beds and borders. There is a timber garden shed. Integral to the house but accessible from the garden is an integral store.

SERVICES All Mains Services are Connected. Mains Drainage.

Gas Central Heating.

COUNCIL TAX BAND Band A

ENERGY RATING (EPC) Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾
898.2 ft²
83.45 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		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Energy efficiency chart

Chilterns



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