



BRACKEN RISE
MUNDFORD, THETFORD, IP26 5JS

£255,000
FREEHOLD

Chilterns

A well presented linked-detached three bedroom bungalow occupying a pleasant location in this popular Breckland village. Benefiting from gas heating, UPVC double glazing and a garage with driveway and parking, early viewings are recommended of this chain free property.

Bracken Rise forms part of a popular mixed development of homes lying on the Northern outskirts of the popular and sought after Breckland village of Mundford. Built in the late 1980's, this pleasant three bedroom bungalow has remained in the same family ownership since it was first built and is now available to purchase, chain free!

The property has been well maintained over the years and offers good sized comfortable accommodation as well as other benefits including a full gas fired central heating system with upgraded boiler, UPVC double glazing and a brick and tiled garage. There are pleasant gardens to the front and rear and the front garden has been brick paved to provide good off road parking and a driveway.

The sale of this property offers an excellent opportunity to those purchasers seeking a bungalow in the village and especially those buyers seeking a home to retire to. Early viewings are recommended.





SITUATION & LOCATION

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; access to loft space; cupboard housing wall mounted gas fire boiler (serving central heating and domestic water); cushion flooring.



LOUNGE/DINER

19' 7" x 11' 9" (5.97m x 3.60m) Feature fireplace with inset coal effect fire and quarry tiled hearth; radiator; UPVC sealed unit double glazed window to front aspect; fitted carpet.

KITCHEN

9' 6" x 12' 1" (2.91m x 3.69m) Fitted range of matching wall and floor cupboard units with Work surfaces over incorporating single drainer stainless steel sink unit; slot in electric oven with extractor hood over; space for undercounter fridge and dishwasher/washing machine; radiator; ceramic splash tiling; cushion flooring; UPVC sealed unit double glazed window to rear aspect and UPVC sealed unit double glazed door to outside.



BEDROOM ONE

12' 8" x 9' 2" (3.88m x 2.80m) UPVC sealed unit double glazed window to front aspect; radiator; carpet.

BEDROOM TWO

9' 6" x 12' 4" (2.91m x 3.78m) UPVC sealed unit double glazed window to rear aspect; radiator; carpet.



BEDROOM THREE

9' 5" x 7' 6" (2.88m x 2.31m) UPVC sealed unit double glazed window to rear aspect; radiator; carpet.

BATHROOM

9' 5" x 6' 2" (2.89m x 1.89m) Panelled bath with shower mixer over, glass shower screen; pedestal wash basin and W.C; radiator; UPVC sealed unit double glazed window with roller blind; cushion flooring.



OUTSIDE

The open plan front garden is predominantly brick paved for parking and a driveway. This leads to the:

INTEGRAL GARAGE

17' 1" x 8' 10" (5.23m x 2.71m) With up and over door, personnel door to rear garden.

The rear garden is enclosed by fencing and partly lawned with beds containing various shrubs and bushes, a rose arbor and a paved patio area.

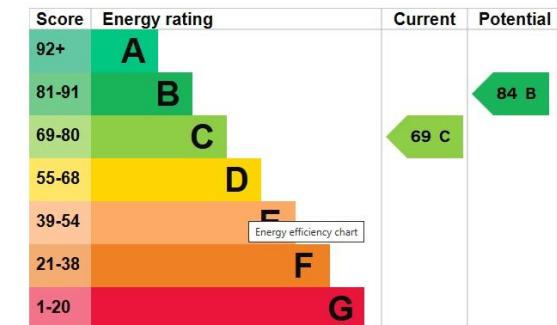
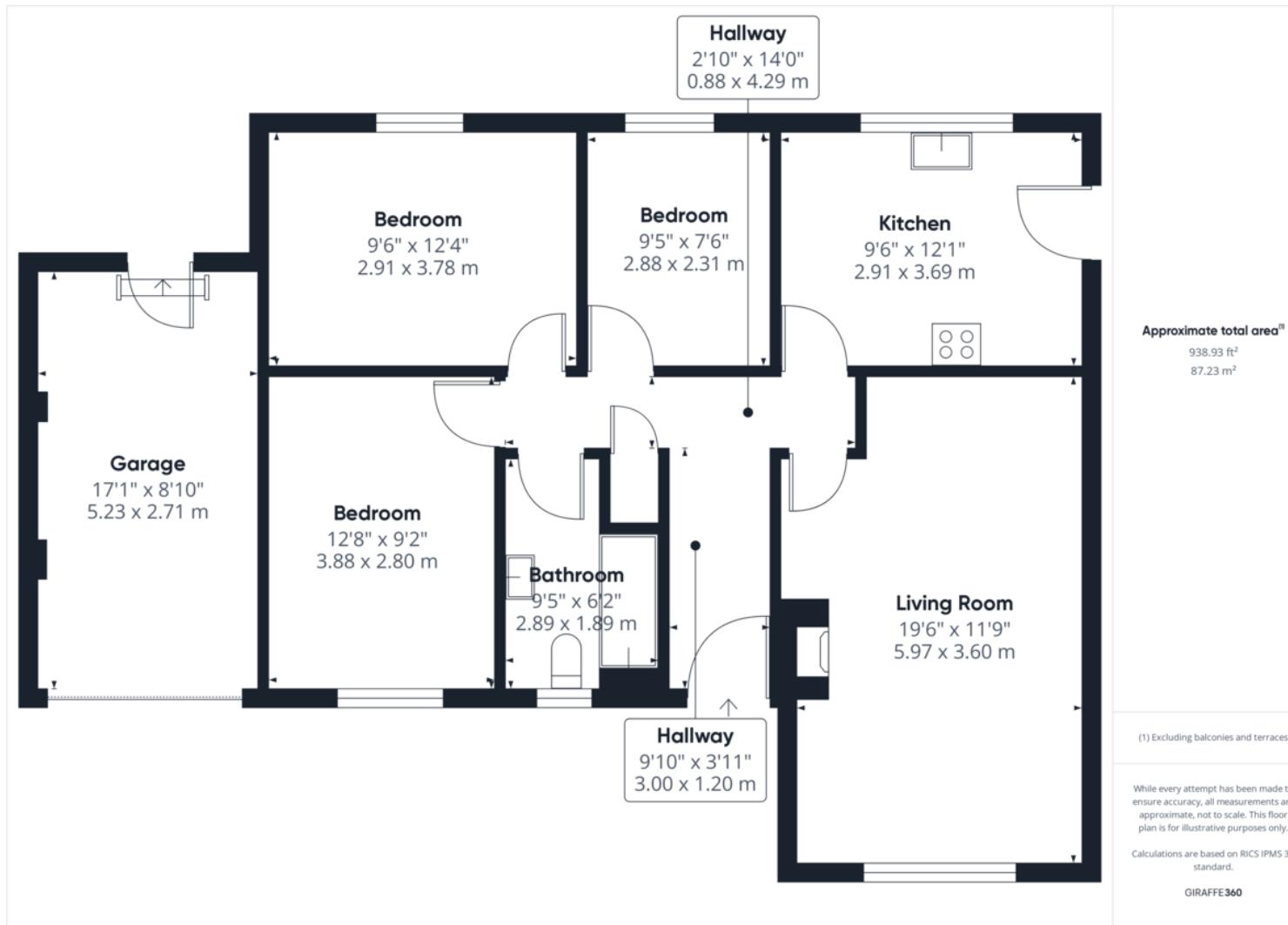
SERVICES All mains services are connected. Mains Drainage. Gas fired Central Heating.

EPC RATING C

COUNCIL TAX BAND B







Chilterns



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