



WEST HALL DRIVE

MUNDFORD, NORFOLK, IP26 5EB

£350,000

FREEHOLD

Chilterns



# WEST HALL DRIVE

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Chilterns

An exciting and rare opportunity to acquire this stunning period three bedroom semi detached cottage pleasantly situated down a quiet private lane in this much sought after Breckland village. This well presented character home offers well laid out accommodation and has been much improved, extended and modernised over the years. 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









## SITUATION & LOCATION

This charming late nineteenth century home lies on the edge of this sought after Breckland village which is pleasantly located between the river Wissey and Thetford Forest.

Situated at the end of a tree lined shared private driveway and within walking distance of village amenities, this well presented property has undergone a programme of improvements during the current vendors ownership including extending to provide a dining room off the well fitted handmade bespoke kitchen with solid oak worktops and includes a range of integrated appliances.

Further features include a cosy living room with wood burner, useful ground floor study and bathroom. To the first floor there are three bedrooms with the principal bedroom enjoying views over the River Wissey and equally benefits from an en-suite shower room. The generous gardens include good parking to the front as well as some useful outbuildings to the rear.

Having been modernised and greatly improved in recent years this stunning home offers purchasers modern fixtures and fittings including Residence 9 double glazed windows for improved thermal efficiency whilst retaining many of the distinctive features of it's period. Early viewings are recommended.

## LOUNGE

With wood flooring, radiator, fireplace with wood burner, staircase leading to first floor

## STUDY

Fitted carpet, radiator, double glazed window.

## UTILITY AREA

With range of cupboard units, plumbing for automatic washing machine, double glazed window.

## GROUND FLOOR BATHROOM

White suite comprising of panelled bath with electric shower over, WC, wash hand basin, heated towel rail, double glazed window.









### KITCHEN/DINER.

Well fitted bespoke handmade kitchen with range of matching wall and floor cupboard units with solid oak work surfaces over incorporating Butler style sink, built in electric double oven and hob with integrated microwave, built in fridge/freezer, built-in dishwasher, tiled floor; bi-fold doors from dining area opening onto the rear garden, underfloor electric heating.

### LANDING

Fitted carpet.

### BEDROOM

Fitted carpet, radiator, feature fireplace, air conditioning/heating unit, double glazed window.

### ENSUITE

Fully tiled suite comprising of shower cubicle with electric shower, WC, wash hand basin with vanity storage, heated towel rail.

### BEDROOM

Fitted carpet, radiator, air conditioning/heating unit, double glazed window.

### BEDROOM

Fitted carpet, feature fireplace, radiator, built in single wardrobe cupboard, air conditioning/heating unit, double glazed window.

### OUTSIDE

West Hall Drive is a private roadway which lies directly off the A134 and serves this and it's neighbouring properties and provides easy access to Thetford forest and walks along the River Wissey. There is vehicular access off West Hall Drive into the front garden of this property where there is an ample shingled driveway with parking for several vehicles. There is a 7KW pod point car charger. The gardens are screened by mature hedges and includes shrub, beds and ornamental trees.

A gateway to the side of the property leads to the enclosed mature rear gardens. These are mainly lawned with some ornamentals, fruit trees, various shrubs and bushes.

In addition there is an outside brick store and outdoor seating area and bespoke timber framed wood store.

### SERVICES

Mains water, electric and gas. Private drainage system which is shared with the adjoining property.

Gas central heating

### EPC RATING

Band C

### COUNCIL TAX

Band B



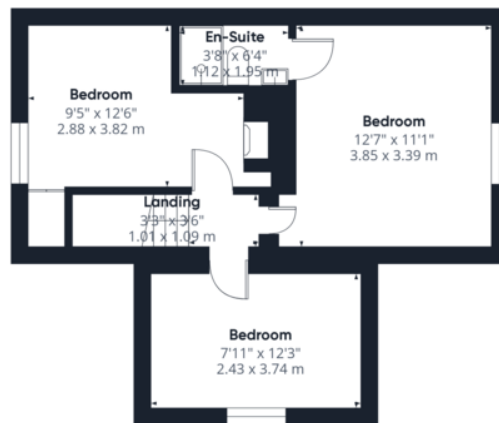








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

973.17 ft<sup>2</sup>  
90.41 m<sup>2</sup>

**Reduced headroom**

11.46 ft<sup>2</sup>  
1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	89 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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