



**SAXON WALK**

MUNDFORD, IP26 5JT

**£220,000**

FREEHOLD

**Chilterns**



# SAXON WALK

MUNDFORD, IP26 5JT

Chilterns

A well presented two bedroom bungalow with conservatory and south facing garden. The property includes a brick and tiled garage and driveway, gas central heating and Upvc double glazing. Mundford is a popular and well served Breckland village. Ideal for those purchasers seeking a home to retire to. Viewings 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 AND LOCATION

This attractive two bedroom bungalow occupies a pleasant position being situated on a small modern development lying on the northern outskirts of the well served Breckland Village of Mundford. The bungalow is well presented throughout and benefits from a conservatory at the rear as well as gas fired central heating and UPVC double glazing throughout. To the side is a useful brick and tiled garage with brick paved driveway. Early viewings are recommended.

## ENTRANCE HALL

With UPVC sealed unit double glazed entrance door; radiator; access to loft space; cushion flooring.

## LOUNGE

UPVC sealed unit double glazed bow window with vertical blinds; fitted gas fire with back boiler (serving central heating and domestic water); fitted carpet.

## KITCHEN

Fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl composite sink unit with mixer tap; plumbing for washing machine and space for slot in oven with extractor hood over; radiator; ceramic splash tiling; UPVC sealed unit double glazed window with roller blind; ceramic tiled floor, UPVC sealed unit double glazed door leading to:

## SIDE HALLWAY

With UPVC sealed unit double glazed front entrance door; ceramic tile floor; personnel door leading to garage; UPVC sealed unit double glazed door leading to:

## CONSERVATORY

Of part brick construction with UPVC sealed unit double glazed windows and French doors to rear garden, vertical blinds. Poly-carbonate roof; laminate flooring.









### **BEDROOM ONE**

Range of fitted wardrobe cupboards with hanging rails and shelving; UPVC sealed unit double glazed window with vertical blinds; radiator; fitted carpet.

### **BEDROOM 2**

UPVC sealed unit double glazed window with vertical blinds; radiator; fitted carpet.

### **BATHROOM**

Panelled bath with electric shower over and glass shower screen; vanity wash basin and WC; UPVC sealed unit double glazed window with roller blind; radiator; fully tiled walls; laminate tile affect flooring. Airing cupboard with insulated copper cylinder and immersion heater.

### **OUTSIDE**

The open plan style front garden is predominantly shingled with various shrubs and bushes and includes brick paved pathways and a brick paved driveway leading to the:

### **ATTACHED BRICK AND TILED GARAGE**

With up and over door; UPVC seal unit double glazed window; light and power; door to side hallway.

The rear garden enjoys a sunny southerly aspect and is enclosed by Fencing with some hedging and is predominantly shingles with a paved patio area. Within the garden there is a timber garden shed.

### **SERVICES**

Mains water, drainage, electric and gas.  
Gas heating.

### **EPC RATING**

Band D

### **COUNCIL TAX**

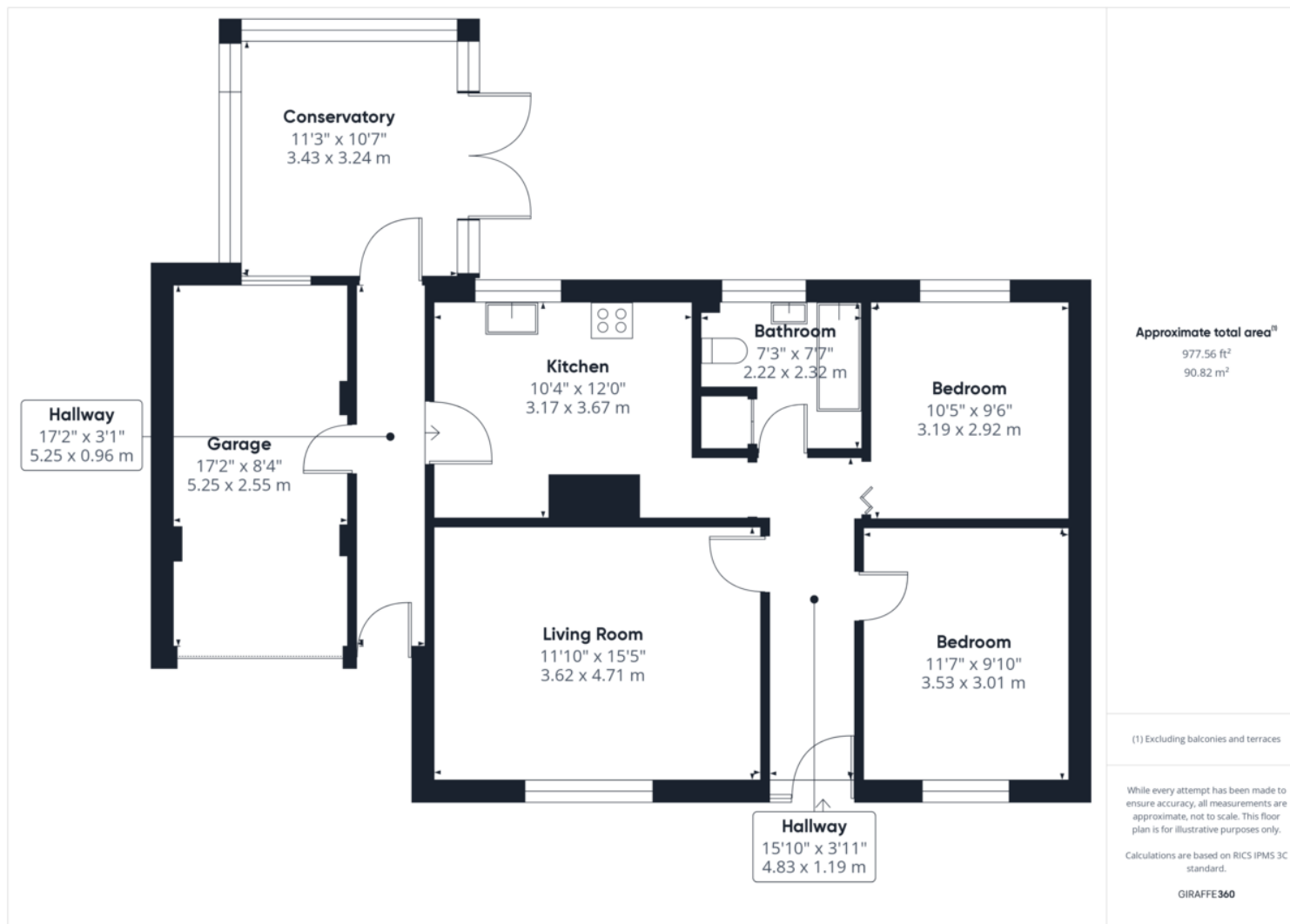
Band C











Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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