

Chilterns



Malsters Close, Mundford

Thetford, Norfolk.

FREEHOLD £250,000

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Malsters Close, Mundford, Thetford, Norfolk, IP26 5HJ

£250,000 Freehold

Detached three bedroom house with separate lounge and dining room; well fitted kitchen and modern bathroom with shower over. Energy efficient UPVC sealed unit double glazing; gas fired central heating; garage and gardens; viewings recommended.



SITUATION & LOCATION

Mundford is a popular village; well served and lying in the heart of the Breckland countryside. The property's benefits include energy efficient UPVC double glazing; full gas fired central heating and pleasant gardens with garage, driveway and patio. 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

With upvc sealed unit double glazed entrance door; upvc sealed unit double glazed window; laminate flooring; curtains; radiator; understairs storage cupboard.

CLOAKROOM

W.C, radiator, wash hand basin, upvc sealed unit double glazed window.

LOUNGE

14'10 x 11'1 (4.52m x 3.38m)

Upvc sealed unit double glazed window with curtains; fitted carpet; radiator. Large arch opening to:

DINING ROOM

8'8 x 8'3 (2.64m x 2.51m)

Radiator; upvc sealed unit double glazed French doors onto sun terrace; fitted carpet and curtains.

KITCHEN

9' x 8'7 (2.74m x 2.62m)

Fitted range of modern matching wall and floor cupboard units with work surfaces over incorporating single stainless steel sink unit with mixer tap; plumbing for automatic washing machine; built in electric oven and hob with extractor hood over; cupboard housing gas fired boiler (serving central heating and domestic hot water); radiator; cushioned flooring; upvc sealed unit double glazed window and upvc sealed unit double glazed door to rear garden.

STAIRCASE LEADING FROM HALLWAY TO FIRST FLOOR

LANDING

Radiator; fitted carpet; airing cupboard with insulated hot water cylinder.

BEDROOM 1

11'8 x 9'10 (3.56m x 3m)

Radiator; upvc sealed unit double glazed window with curtains; built in double wardrobe, cupboard; fitted carpet.

BEDROOM 2

10'8 x 9'2 (3.25m x 2.79m)

Radiator; upvc sealed unit double glazed window; built in double wardrobe, cupboard; fitted carpet.

BEDROOM 3

7'9 x 7'8 (2.36m x 2.34m)

Radiator; upvc sealed unit double glazed window; fitted carpet.

BATHROOM

White suite comprising of panelled bath with electric shower over; glass shower screen; pedestal wash basin, and W.C; upvc sealed unit double glazed window; cushioned flooring.

OUTSIDE

The are gardens to the front and rear. These are mainly lawned with various shrubs and bushes. There is a paved sun terrace at the rear. A driveway leads to

BRICK AND TILED GARAGE

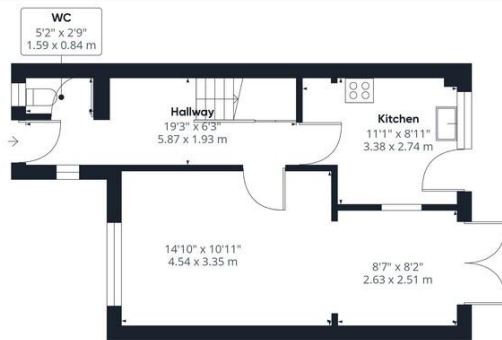
With up and over door; plus a door to rear garden.

COUNCIL TAX BAND B

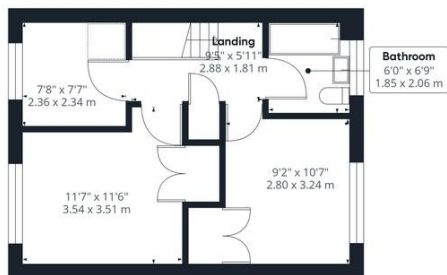
EPC RATING C

SERVICES Mains electric, water and sewerage. Gas central heating.





Ground Floor



Floor 1

Approximate total area^h

836.08 ft²
77.67 m²

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



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