

# 5 Malsters Close - Guide Price £425,000 - £450,000

Mundford Thetford Norfolk IP26 5HJ

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## The Property

Nestled in the charming area of Malsters Close, Mundford, this delightful home offers a perfect blend of comfort and modern living. Spanning an impressive 1,515 square feet, this property boasts two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a home office.

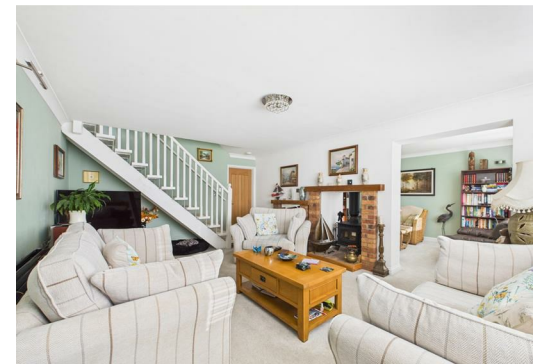
The house features two shower rooms, ensuring convenience for all occupants. It has been thoughtfully updated to meet contemporary standards while retaining its character. Recent improvements include extensive internal work, where all rooms have been stripped back, repaired, and redecorated. The fittings have been modernised, with a number of windows, doors, and radiators having been replaced further enhancing both aesthetics and energy efficiency. The kitchen and shower areas have received new tiling, while new carpets adorn the lounge, snug, stairs, rear entrance, and landing, creating a warm and inviting atmosphere throughout.

Externally, the property has undergone significant improvements. Repairs and protective measures have been taken on the existing deck. A stylish brick-weave driveway has been laid to the front, providing parking in addition to the garage and driveway to the rear of the property. The installation of a rustic slate patio connects to a new corner garden shed, perfect for storage or hobbies. The garden has been beautifully landscaped offering a serene outdoor space to enjoy.

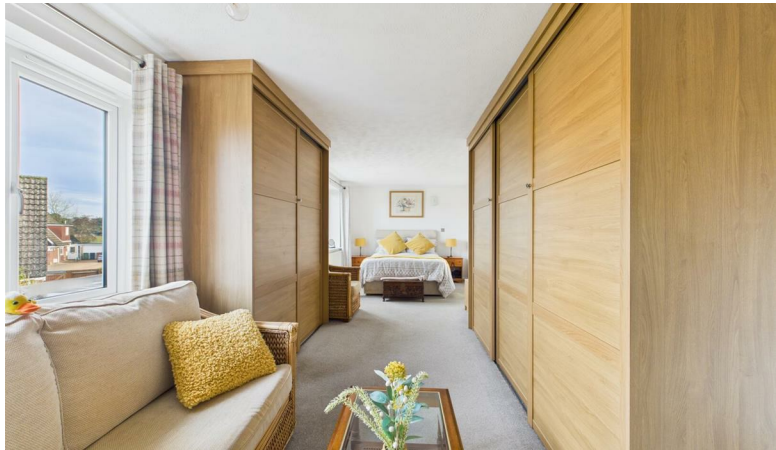
This property is a wonderful opportunity for those seeking a well-maintained home in a peaceful setting, combining modern comforts with a touch of traditional charm.

## Features

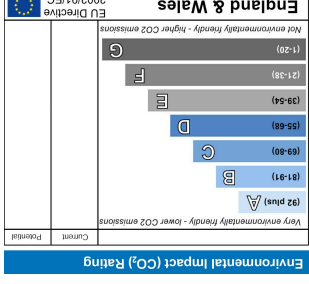
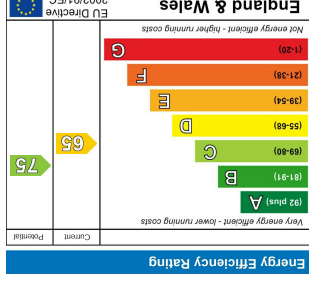
- Renovated throughout
- New downstairs layout
- No Onwards Chain
- Includes multiple patio areas
- 3 spacious bedrooms first floor bedrooms
- 2 modern shower rooms
- 2 reception rooms
- Utility/Office/Bedroom 4
- Close to Thetford & Brandon amenities
- Viewing recommended







These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Approximate total area (m <sup>2</sup> )	Reduced headroom
1515 ft <sup>2</sup>	31 ft <sup>2</sup>
140.7 m <sup>2</sup>	2.9 m <sup>2</sup>

Reduced headroom

2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.