



Swaffham Road

Mundford, IP26

Offers over £375,000

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Description

Found in a non estate position within the village of Mundford, this attractive property on Swaffham Road presents a delightful opportunity to acquire a spacious detached bungalow. This well-appointed property boasts three double bedrooms, making it an ideal family home or a serene retreat for those seeking single-level living.

As you approach the bungalow, you will appreciate the generous driveway that offers ample off-street parking, leading to a large brick garage equipped with power and light, along with convenient work benches at the rear. The expansive rear garden is a true highlight, featuring a large area of lawn adorned with six apple trees and a plum tree, perfect for gardening enthusiasts or those who simply enjoy the beauty of nature. Additionally, the garden is complemented by a spacious greenhouse, a charming timber summer house, and a practical garden shed, providing plenty of space for outdoor activities and storage.

Inside, the bungalow is equally impressive. The lounge features dual aspect windows that flood the room with natural light, creating a warm and inviting atmosphere. The attractive kitchen is fitted with an island and integrated appliances, making it a delightful space for culinary pursuits. A separate dining room or study offers versatility, with a conservatory that seamlessly connects to the rear garden, ideal for entertaining or enjoying quiet moments in the sun.

The property comprises three well-proportioned bedrooms, each equipped with built-in double wardrobes, ensuring ample storage. A modern shower room and a separate W.C. add to the convenience of this lovely home. With gas-fired central heating and sealed unit uPVC windows and doors, comfort and efficiency are assured.

Internal viewing of this exceptional bungalow is highly recommended to fully appreciate the space and charm it has to offer.

Measurements

Entrance Porch & Inner Hall

Lounge - 15' 11" max x 13' 10"

Kitchen - 12' 10" x 12' 8"

Study/ Dining Room - 8' 10" x 7' 11"

Conservatory - 8' 11" x 6' 4"

Bedroom 1 - 13' 10" x 10' 4" plus door recess

Bedroom 2 - 11' 11" x 11' 2"

Bedroom 3 - 10' 1" x 8' 10" max

Shower Room - 9' 5" max x 6' 4" max

Cloakroom

Garage - 24' 2" x 9' 8"

Agents Note

Council Tax Band - D

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01842 818282

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

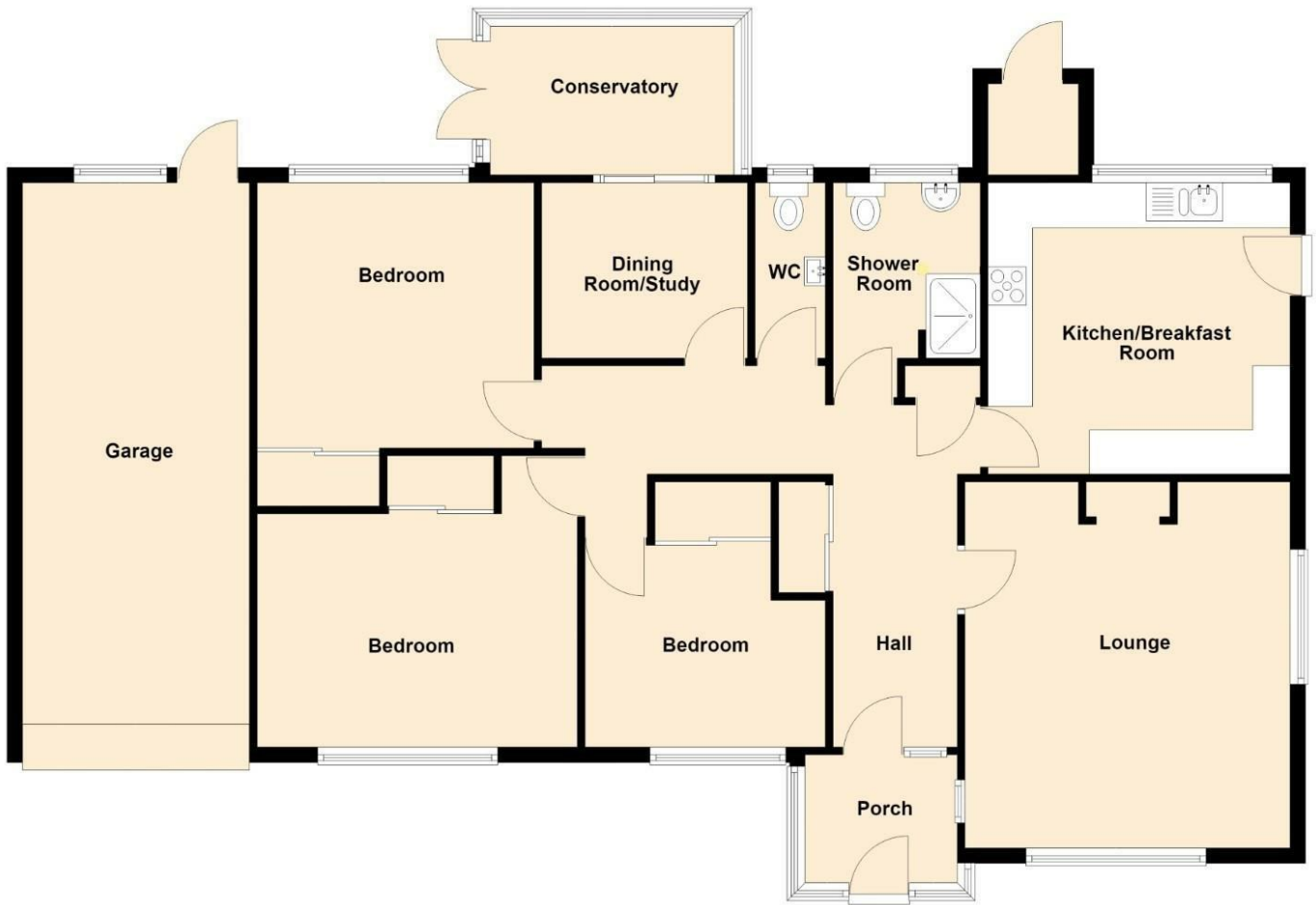
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Ground Floor



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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