MOLYNEUX
ESTATE AGENTS



Swaffham Road

Mundford, IP26

Offers over £400,000

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Description

Located on Swaffham Road in the popular village of Mundford, this attractive detached bungalow offers a perfect blend of comfort and versatility. The property boasts four well-appointed bedrooms, including two with convenient cloakrooms, making this an ideal home for families or those seeking extra room for guests.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cosy lounge at the front of the home with an open fireplace feature, perfect for unwinding after a long day. The fully fitted kitchen at the rear features built-in appliances as well as a range cooker, making meal preparation a pleasure. The family bathroom is thoughtfully designed with both a bath and a shower cubicle, catering to all your bathing needs, whilst a conservatory creates an inviting space to relax whilst enjoying views of the rear garden.

Set on a generous plot of circa 0.3-acres, the large rear garden is a real feature of this home. Predominantly laid to lawn, and complemented by a patio area and a covered seating space, the garden is perfect for outdoor gatherings, and enjoys the benefit of backing on to paddocks behind.

Additionally, a fully insulated outbuilding presents an exciting opportunity for a games room or potential annexe/ holiday let, subject to the usual planning permissions. The garden has side access on both sides of the bungalow, and also includes a covered wood store with oil tank, an external boiler cupboard and a large timber shed for outdoor storage.

An in-and-out driveway provides off street parking for multiple vehicles, while a garage with an electric front door, power, and light connected, includes an integral door leading to a convenient office space behind.
The office is also accessed from one of the larger two bedrooms, and could instead be utilised as a dressing room, nursery or even converted in to a full en-suite.

The property is equipped with oil-fired central heating, solar panels, and dual-zone air conditioning, ensuring comfort throughout the seasons.

An internal viewing is now available. Don't miss the chance to make this wonderful property your own.
Contact Molyneux Estate Agents to arrange.
01842 818282/ info@molyneuxestateagents.co.uk

Measurements

Entrance Porch & Inner Hall

Lounge - 15' 11" max x 14'

Kitchen - 12' 11" x 12' 9"

Bathroom - 9' 8" max x 9' 5" max

Bedroom - 11' 10" x 11' 3" plus Cloakroom

Bedroom - 11' 10" x 10' 3" plus Cloakroom

Bedroom - 10' max x 8' 9"

Bedroom - 8' 10" x 7' 11"

Conservatory - 12' 1" x 9' 1"

Garage - 16' 11" x 9' 8"

Office - 9' 2" x 6' 6"

Games Room - 28' 9" x 9' 3"

Agents Note

Council Tax band D
Breckland

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.

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.

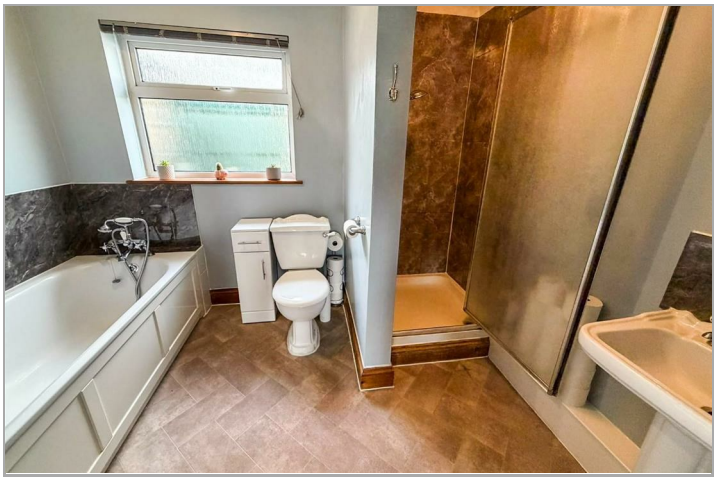
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.











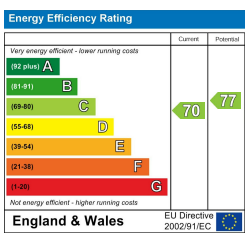


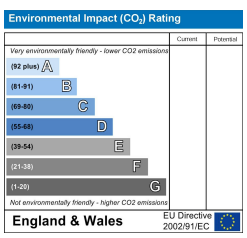




Viewing

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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