MOLYNEUX
ESTATE AGENTS



Impson Way

Mundford, IP26

Price guide £325,000

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Description

Guid Price £325,000-£350,000 Located in the charming village of Mundford, Norfolk, this delightful detached family home on Impson Way offers a perfect blend of comfort and style. With an inviting entrance hall leading to three spacious reception rooms, this property is designed for both relaxation and entertaining.

The lounge provides a warm and welcoming atmosphere, while the kitchen and dining area seamlessly connect, plus an additional family room has been added, that opens out to the rear garden, creating an ideal space for gatherings.

The first floor boasts four well-proportioned bedrooms, including a master suite complete with built-in wardrobes and a private en-suite shower room. The family bathroom is conveniently located to serve the other bedrooms, ensuring ample facilities for family and guests alike.

Outside, the enclosed rear garden is a true highlight, featuring a well-maintained lawn and a patio area perfect for alfresco dining. For those who enjoy entertaining, the garden is enhanced by a charming timber bar and deck, providing a wonderful setting for summer evenings.

This property benefits from gas-fired central heating, as well as air conditioning units fitted in both the lounge and master bedroom, and is presented in excellent condition throughout. With parking available for up to three vehicles and a part-converted garage that offers additional utility space, this home is both practical and inviting.

Situated in a sought-after location, this detached house is a rare find and is sure to attract interest. We invite you to call now to arrange a viewing and experience all that this lovely home has to offer.

Contact Molyneux Estate Agents;
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Cloakroom

Kitchen - 12' 11" x 10' 1"

Dining Room - 10' 9" x 8' 3"

Lounge - 17' 5" x 12' 7"

Family Room - 24' 4" x 10' 5"

Utility - 7' 10" x 6' 7"

Garage - 9' 10" x 8' 1" max

Stairs to first floor landing

Bedroom 1 - 16' 11" x 9' 8" max

En- Suite - 6' 2" x 6' 1"

Bedroom 2 - 12' 3" max x 9' 3"

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

Bedroom 4 - 10' 7" x 6' 4"

Bathroom - 7' 4" x 6' 2" max

Agents Note

Council Tax band - Breckland, 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.
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.

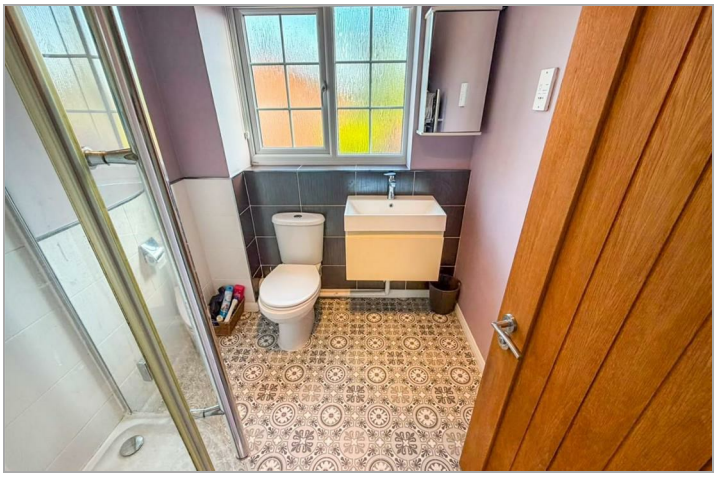
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.











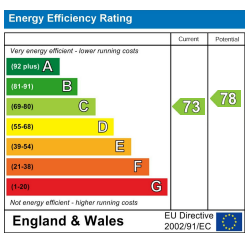


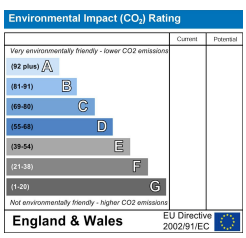




Viewing

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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