10 | Saxon Walk | Mundford | IP26 5JT

Offers in Excess of £250,000

BUTTERFLY

SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Detached three bedroom bungalow
- Offered with no onward chain
- Recently fitted kitchen overlooking the rear garden
- Generous 19'7 lounge with feature fireplace
- Built in storage to all three bedrooms
- Updated shower room for added convenience
- Driveway parking and garage with electric door
- Enclosed rear garden with patio area
- Further scope to make the property your own
- Situated in a popular village cul de sac

About the Property

This detached three bedroom bungalow is situated in a popular cul de sac and is offered for sale with no onward chain. The property has already benefited from a number of improvements, including a recently fitted kitchen and updated shower room, while still offering plenty of scope for a new owner to make further changes to suit their own style.

Entering via the entrance hall, the accommodation includes a generous 19'7 lounge overlooking the front garden and a 12' kitchen to the rear, which has recently been refitted and has a side door providing access to the garden. There are three bedrooms, all benefiting from built in storage, along with the updated shower room.

The property also benefits from driveway parking, a garage with an electric door, an enclosed rear garden, double glazing and gas central heating. With some improvements already completed and further potential throughout, it offers a great opportunity for a buyer to make the property their own.

The Outside

To the front, the garden is mainly laid to lawn with a concrete driveway providing off road parking. The property also benefits from a garage, which is linked to the bungalow by a covered walkway with gated access leading through to the rear garden.
The enclosed rear garden is largely laid to lawn with a paved patio area, mature borders and gated access to both sides. There is also an outside tap.

Location Overview

Mundford is a well served Norfolk village situated on the edge of Thetford Forest. The village offers a good range of everyday amenities including a convenience store, Post Office, butchers, cafés and a pub, along with a village hall, playing field and other local facilities.

Saxon Walk is situated within the village, with Mundford well placed for access to Thetford, Brandon and the surrounding Norfolk and Suffolk countryside. The nearby A1065 provides convenient road links, with easy access to the A11, while Brandon offers a railway station with connections further afield.

Directions

Positioned towards the edge of the village, head into Mundford along the A143 Cranwich Road and turn left into Bracken Rise. Take the next left into Saxon Walk, where the property can be found towards the end of the cul de sac.

AGENTS NOTE

Section 21: Please be advised that the owners of the property are connected persons to Butterfly Homes.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -
We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

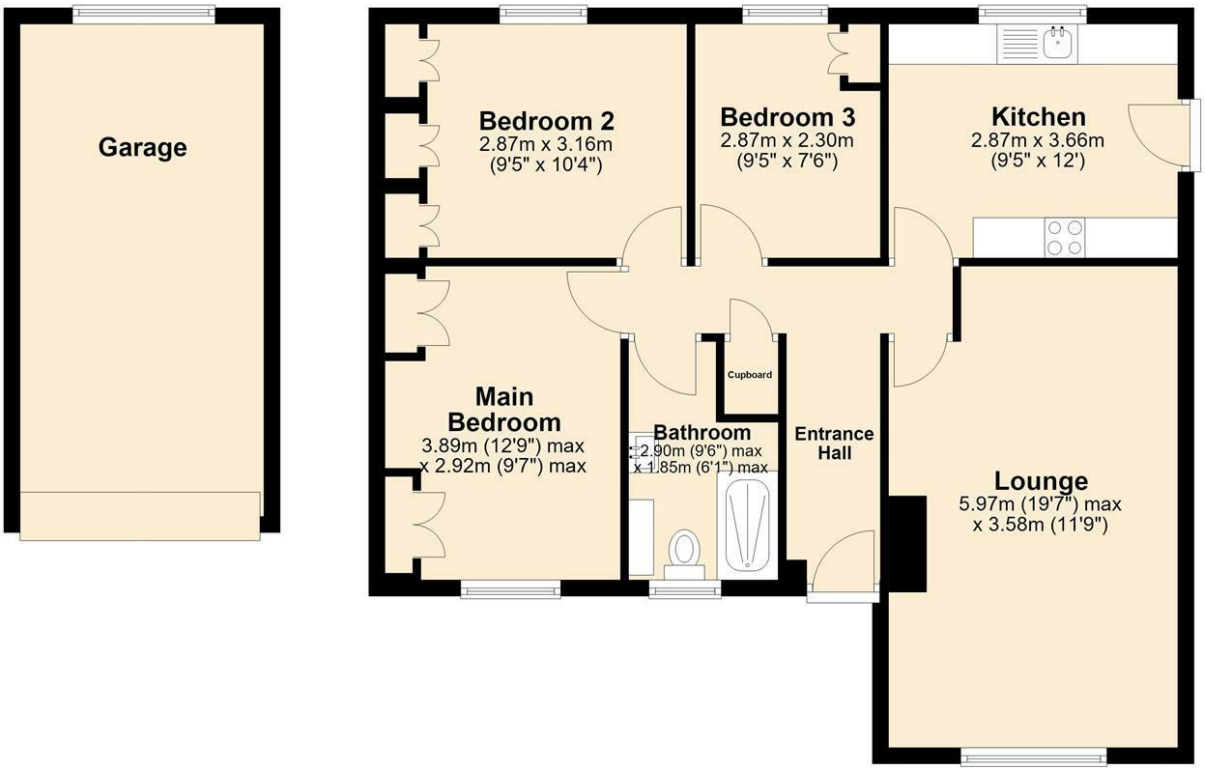
Referral Fees-
Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information
To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.
Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.
Further details on how we store and process your data are available on request or via our website.

Disclaimer -
Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative

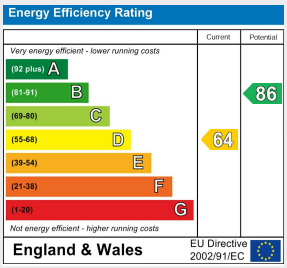
Ground Floor

Approx. 75.1 sq. metres (808.8 sq. feet)
(excluding Garage)



Total area: approx. 75.1 sq. metres (808.8 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.
Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.

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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN