



**Lawsons**  
ESTATE AGENTS

**13 Green Acre Close, Mundford**

Guide Price £300,000 – £325,000



# 13 Green Acre Close

Mundford, Thetford

Lawsons Estate Agents are pleased to welcome to the market this four-bedroom detached house located in the picturesque village of Mundford. The property briefly comprises of entrance hallway, downstairs cloakroom, utility room, lounge, kitchen, dining room, principal bedroom with en-suite, three further bedrooms, and family bathroom. In addition, the property also offers an enclosed rear garden, garage, and driveway providing off-road parking. An early viewing is advised to avoid disappointment. Council Tax band: D

Tenure: Freehold

## Hallway

15' 4" x 4' 9" (4.68m x 1.45m)

Doors to downstairs cloakroom, lounge, and utility room, with wood effect tile flooring, and two further doors to storage cupboards.

## Downstairs WC

6' 3" x 3' 0" (1.91m x 0.92m)

Frosted window to front, low level W/C, wash basin with mixer tap and tiled splashback over, with tiled flooring.

## Utility Room

5' 11" x 8' 1" (1.81m x 2.47m)

Window to side, base units and shelving, inset single bowl sink unit with mixer tap over, space for washing machine, with door to side, and opening to kitchen.







### Kitchen

10' 2" x 10' 1" (3.11m x 3.08m)

Window to rear, matching wall and base units with worktop over, inset 1½ bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood over, and dishwasher, with space for freestanding fridge / freezer, tiled flooring, door to dining room, and spotlighting.

### Dining Room

12' 1" x 9' 7" (3.68m x 2.92m)

French doors to rear garden, with carpet flooring, and further doors to lounge.

### Lounge

19' 7" x 11' 8" (5.97m x 3.55m)

Window to front, feature electric fireplace, carpet flooring, and door returning to the entrance hallway.

### First Floor Landing

11' 4" x 5' 1" (3.45m x 1.56m)

Window to side, doors to all four bedrooms and family bathroom, with radiator, carpet flooring, access to loft via ceiling hatch, and further door to the airing cupboard housing the hot water cylinder.

### Bedroom 1

13' 9" x 11' 3" (4.18m x 3.43m)

Window to front, built in wardrobe, radiator, carpet flooring, and door to En-suite.

### En-Suite

5' 0" x 6' 1" (1.53m x 1.85m)

Frosted window to side, shower cubicle with mixer tap shower, low level WC, wash basin with mixer tap and tiled splashback over, with heated towel rail, tiled flooring and spotlighting.

### Bedroom 2

12' 8" x 10' 1" (3.85m x 3.07m)

Window to rear, large freestanding wardrobe to remain (behind door), radiator, and carpet flooring.



Bedroom 3

9' 2" x 9' 7" (2.80m x 2.92m)  
Window to rear, radiator, and carpet flooring.

Bedroom 4

8' 4" x 8' 6" (2.53m x 2.58m)  
Window to front, radiator, and carpet flooring.

Bathroom

6' 11" x 6' 0" (2.10m x 1.82m)  
Frosted window to side, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, partial wall tiling, heated towel rail, tiled flooring, and spot lighting.

Front Garden

Mainly laid to mature shrubs, with pathways leading to the front door and side access gate.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, mature shrubs, further outside dining area to the rear of the garden, single door to garage, and side access gate to the front of the property.

Garage

Up and over door to front, mains power and lighting connected, with single door to rear garden.

Driveway

The property benefits from a driveway to the front of the garage providing off-road parking, with further on-road parking available.

Agents Note

This property falls under a D band for the local council tax and costs approximately £2,276.79 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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