



# Green Acre Close

Mundford, IP26

Price £400,000

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## Description

Offered to the market with NO ONWARD CHAIN, is this spacious detached bungalow, found in the sought after Norfolk village of Mundford.

Upon entering, you are greeted by a welcoming entrance hall that leads to a useful cloakroom. The heart of the home is the spacious L-shaped lounge and dining area, which flows seamlessly into the brick and UPVC conservatory, providing an ideal space for relaxation or entertaining guests. The well-appointed kitchen, accompanied by a utility room, ensures that all your culinary needs are met with ease.

This bungalow boasts three generously sized bedrooms, with the master suite featuring an en-suite shower room and a convenient walk-in wardrobe. A family bathroom serves the additional bedrooms, making this home perfect for families or those who enjoy having guests.

Outside, the property is equally impressive, with a driveway providing off road parking for multiple vehicles in front of the double garage, which has power and light connected, and a pitched roof space ideal for additional storage. The bungalow enjoys low-maintenance side and rear gardens that offer a peaceful retreat.

Sealed unit UPVC windows and mains gas fired central heating, complemented by a new boiler installed in June 2025, ensure comfort throughout the year.

Situated in a sought-after area of Mundford, this bungalow is tucked away at the end of a quiet cul-de-sac, providing a serene environment while still being close to local amenities.

With no onward chain, this property is ready for you to move in and make it your own.

An internal viewing is highly recommended to fully appreciate the charm and convenience this home has to offer. Contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall & Cloakroom

Lounge - 19' 10" x 13' max plus bay window to front

Diner - 13' x 9' 5"

Conservatory - 11' 10" x 8' 7"

Kitchen - 13' x 9' 6" plus door recess

Utility - 8' 7" x 7' 1"

Bedroom 1 - 14' 8" x 11' 3" plus walk in wardrobe

En- Suite Shower Room - 6' 5" x 5' 7"

Bedroom 2 - 12' 2" x 10' 2"

Bedroom 3 - 13' x 7' 8"

Bathroom

Double Garage - 18' 10" x 18' 10"

Council Tax band - E

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.

Tel: 01842 818282

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.

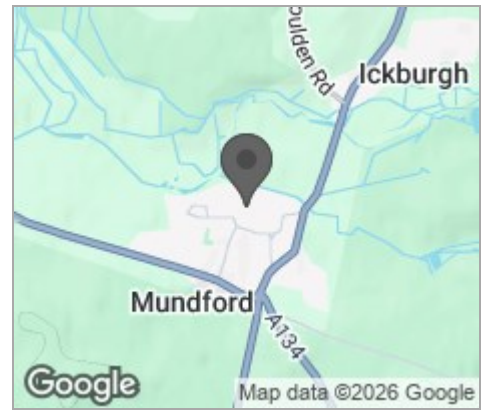
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

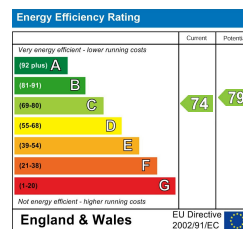
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK