



**Swaffham Road, Mundford, Thetford, IP26 5HR**

**welcome to**

## **Swaffham Road, Mundford, Thetford**

A SUBSTANTIAL and VERSATILE FOUR/FIVE BEDROOM family home in the highly sought after village of Mundford, offering GENEROUS LIVING SPACE, AMPLE PARKING & GARAGE, MULTIPLE BATHROOMS and a LARGE REAR GARDEN - perfect for growing families!

### **Summary**

Situated in the popular village of Mundford, ideally positioned between the market towns of Brandon & Swaffham, this impressive & spacious home offers the perfect blend of village charm & modern convenience. The village itself benefits from a reputable pub, primary school, sports club & village hall, while supermarkets, schooling & excellent transport connections can be found in the neighbouring towns.

Occupying a prominent position within the road, the property immediately showcases the space on offer. A generous gravelled frontage provides ample off-road parking alongside a garage, ensuring practicality from the outset.

Internally, the home has been meticulously cared for & offers extensive, versatile accommodation ready to move straight into. A welcoming entrance porch & hallway lead to a bright, front-to-back sitting room flooded with natural light - a wonderful space for both relaxing & entertaining. The well equipped family kitchen is ideal for day-to-day living, complemented by a separate dining room which could easily serve as a home office or even a fifth bedroom if required. A utility room, downstairs cloakroom and a ground floor bathroom with both bath & separate shower add further flexibility & convenience.

Upstairs, four well proportioned bedrooms provide excellent space for family life. The principal bedroom benefits from its own dressing room, while a while a further family bathroom serves the remaining rooms.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to:

#### **Entrance Hall**

With laminate flooring, stairs to the first floor landing, built in under stairs storage cupboard and a further built in cupboard housing oil fired central heating boiler.

#### **Sitting Room**

With laminate flooring, window to front, sliding door leading out to the rear garden, open fireplace (which is not in recent use) and two radiators.

#### **Dining Room / Bedroom Five**

With dual aspect windows to both the side and rear, laminate flooring and radiator.

#### **Kitchen**

With a ceramic sink unit with mixer tap and drainer over, a range of fitted kitchen units at wall and base level with work surface over, space and point for electric cooker, laminate flooring and window to rear.

#### **Utility Room**

With space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, door to rear garden and tiled flooring.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over, laminate flooring and window to front.





### **Downstairs Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath, shower cubicle with shower attachment over, tiled flooring and window to front.

### **Gym**

With door to:

### **Garage**

With power and light connected and door to front.

### **First Floor Landing**

With built in airing cupboard housing hot water tank and immersion heater.

### **Master Bedroom**

With a built in wardrobe/storage cupboard, window to rear and radiator.

### **Bedroom Two**

With access to eaves storage space, window to front, radiator and door to:

### **Study**

With access to eaves storage space, window to rear and radiator.

### **Bedroom Three**

With built in double wardrobe, window to front and radiator.

### **Bedroom Four**

With access to the loft space, window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, window to front and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a shingled area providing ample space for off road parking.

#### **Rear Garden**

To the rear of the property is a garden which is mainly laid to lawn with a paved patio area, summer house and decking area, garden shed, weatherproof power supply with a timber deck area and power supply for hot tub, covered storage to the side and access gate to the side. Double external socket for additional power.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



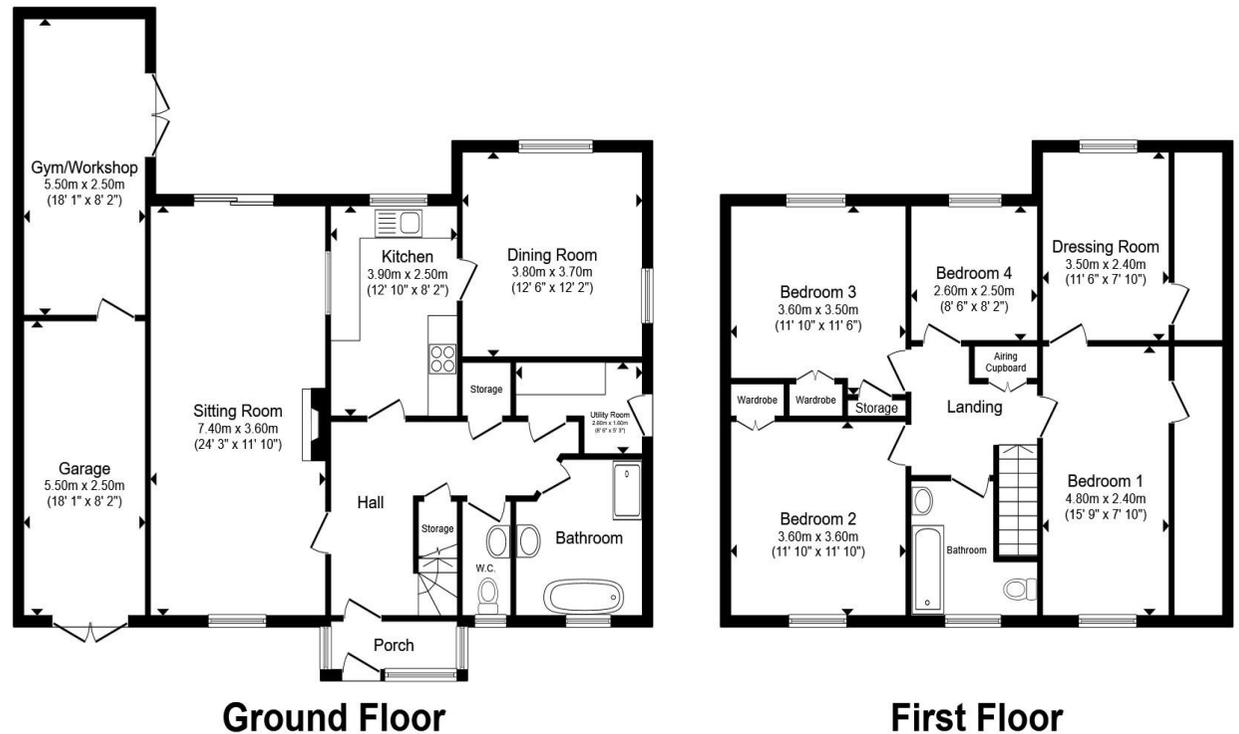
welcome to

## Swaffham Road, Mundford, Thetford

- Substantial Four / Five Bedroom Family Home
- Sought After Norfolk Village Location
- Separate Sitting and Dining Rooms
- Modern and Well Equipped Kitchen with Separate Utility Room
- Ample Off Road Parking to Front, Garage & Gym
- Four First Floor Bedrooms with Plenty of Storage
- Bathrooms to Both the Ground and First Floors
- Large, Well Maintained Rear Garden

Tenure: Freehold EPC Rating: Awaited

**£425,000**



Total floor area 183.4 m<sup>2</sup> (1,974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD111189 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27  
0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)