MOLYNEUX
ESTATE AGENTS



Swaffham Road

Mundford, IP26

Guide price £375,000

4 1 3 D





Swaffham Road

Mundford, IP26

Guide price £375,000







Description

Guide Price £375,000 - £390,000.

Situated on Swaffham Road in the charming village of Mundford, this delightful detached bungalow offers a fantastic blend of comfort and space. Set on an exceptionally generous plot, the property boasts a large shingled driveway that can accommodate multiple vehicles in front of the home, ensuring ample parking for family and guests alike. A side gate leads to additional parking, as well as a large timber garage.

The rear garden is a true highlight, predominantly laid to lawn and featuring a cooking apple and plum tree, making it a delightful space for outdoor activities. A shingled area is ideal for dining and entertaining, complemented by an attractive garden pond. Additionally, the property includes useful timber outbuildings and a static caravan, offering further versatility.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious inner hall. The bungalow features three inviting reception rooms, including a cosy lounge at the front, a separate dining room that seamlessly connects to the kitchen, and a lovely garden room that provides picturesque views of the rear garden. This space is perfect for relaxation or entertaining, enhanced by a useful cloakroom and a large cupboard that conveniently houses a washing machine and tumble dryer.

The property comprises four well-proportioned bedrooms, providing plenty of room for family or guests. The family bathroom is thoughtfully designed to cater to your needs. The bungalow is equipped with oil-fired heating, and an air conditioning unit in the dining room and inner hall ensures comfort throughout the seasons.

Situated in a non-estate position within the sought-after village of Mundford, this bungalow is offered with no onward chain, making it an excellent opportunity for those seeking a peaceful lifestyle in Norfolk. This property is not just a house; it is a home waiting to be cherished.

Measurements

Entrance Porch & Hall

Lounge - 14' 7" x 10' 5"

Dining Room - 14' 6" max x 10' 7" max

Kitchen - 15' 3" x 7'

Garden Room - 10' 9" x 7' 8" plus W.C

Bedroom - 11' 11" x 10' 5"

Bedroom - 11' 10" x 10' 6"

Bedroom - 9' 10" x 9' 3"

Bedroom - 10' 6" max x 9' 2" max

Bathroom - 5' 10" x 5' 9"

Timber Garage - 19' 2" x 10' 2"

Agents Note

Council Tax Band - C

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.





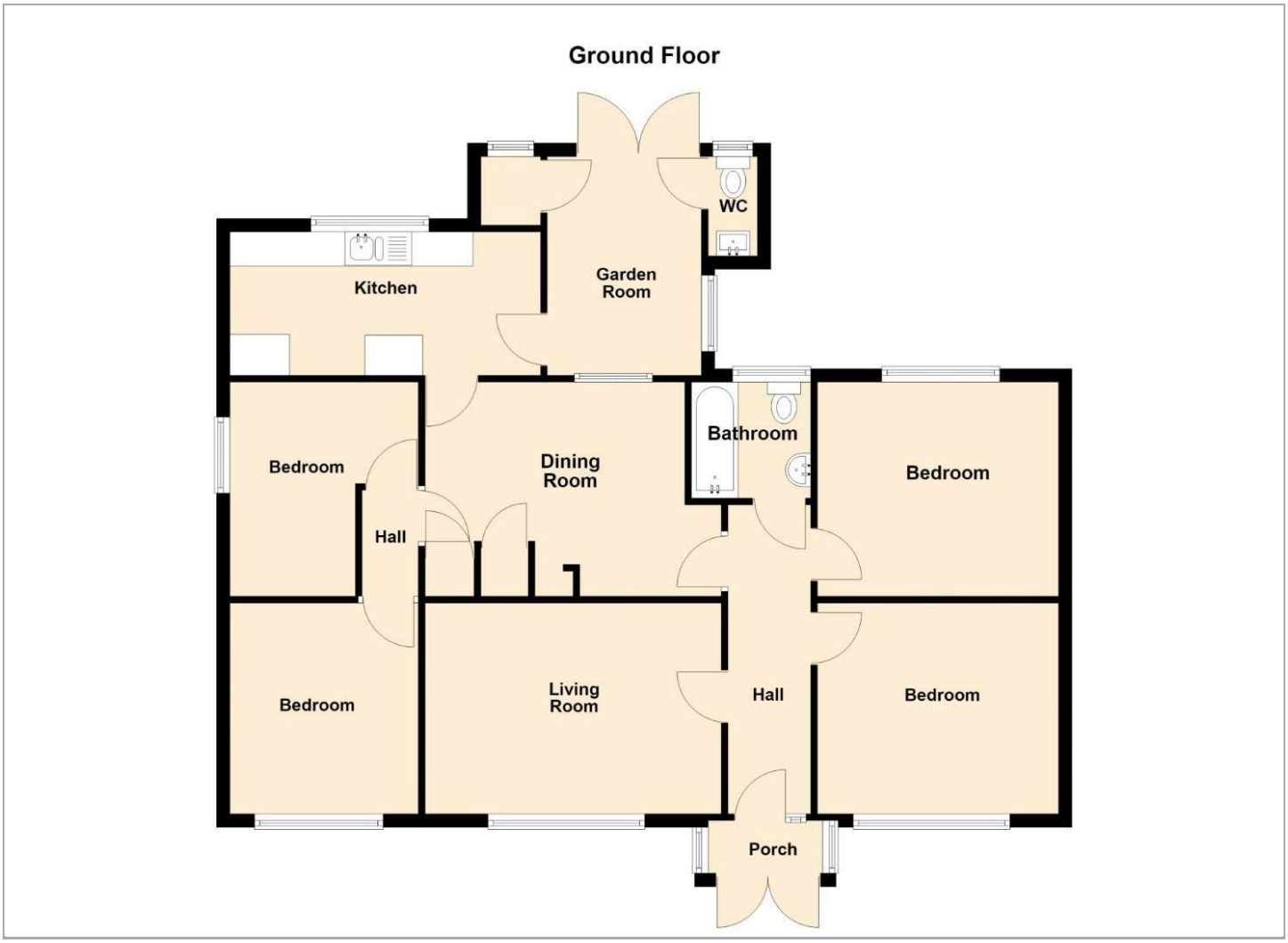






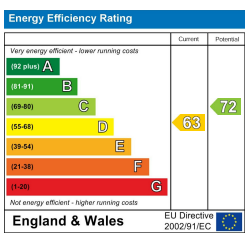


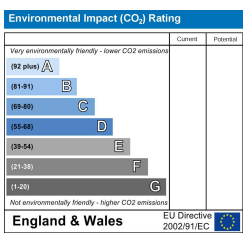




Viewing

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**