



Green Acre Close, Mundford, Thetford, IP26 5EX

welcome to

Green Acre Close, Mundford, Thetford

A beautifully presented THREE BEDROOM DETACHED FAMILY HOME in the sought after village of Mundford, offering versatile living space THREE BATHROOMS, home office, DRIVEWAY & GARAGE, and a SPACIOUS REAR GARDEN - a superb TURN-KEY HOME ideal for modern family living!

Summary

Situated within the highly desirable Norfolk village of Mundford, this beautifully presented detached home offers flexible & well proportioned accommodation.

Mundford itself is a charming village with a variety of amenities close by, while the nearby market towns provide a wider range of shops, services & excellent transport links.

Occupying a pleasant position within a popular development, the property enjoys strong kerb appeal with a well kept garden to the front, a driveway providing off road parking & a garage. The garage has been adapted to incorporate a dedicated office space to the rear, making it ideal for those working from home while still retaining useful storage.

Internally, the home is both spacious & immaculately presented, creating a true turn-key property ready to move straight into. A welcoming entrance hall leads through to a bright and generous living/dining room, a wonderfully sociable space that lends itself perfectly to both everyday life & entertaining.

The modern fitted kitchen is well equipped & practical for busy households, while a convenient downstairs shower room adds further versatility to the ground floor layout.

Upstairs, the property offers three well proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes & a stylish en suite. A sleek bathroom completes the first floor accommodation.

Outside, the rear garden continues the theme of space and versatility, providing a peaceful outdoor setting.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing, built in understairs storage cupboard and radiator.

Downstairs Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to side and radiator.

Lounge

With media wall, built in ethanol fire, patio doors leading out to the rear garden and radiator.

Dining Room

With window to rear and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, integrated ovens, hob with extractor over, window to front, wall mounted boiler and radiator.

First Floor Landing

With access to the loft space, which is part boarded.

Master Bedroom

With built in wardrobe, window to rear and radiator.





Master En-Suite

With W.C, wash hand basin with mixer tap over, window to side and heated towel rail.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to front and radiator.

Family Bathroom

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

Outside

Front Garden

To the front, there is a lawned front garden with a pathway to the front door and a concrete driveway to the side, providing plenty of space for off road parking and access to:

Garage

With up and over door to front and door to:

Office

With door and window to rear.

Rear Garden

To the rear, the enclosed garden is also largely lawned and has a paved patio area.

Agents Note

Please note that there is a yearly estate management charge of £80 associated with this property.



check out more properties at williamhbrown.co.uk



welcome to

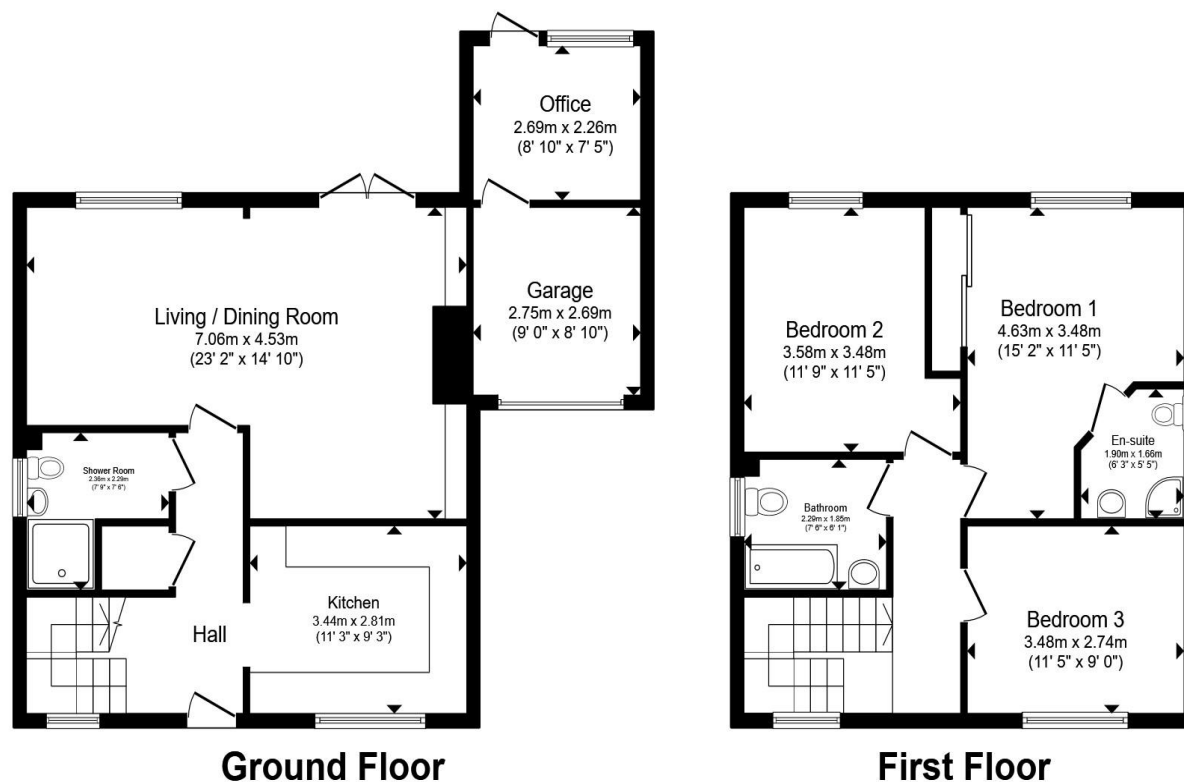
Green Acre Close, Mundford, Thetford

- Detached Family Home
- Beautifully Presented Turn Key Property
- Three Generous Bedrooms
- Downstairs Shower Room, Master En-Suite & Family Bathroom
- Spacious L-Shaped Living/Dining Room with Feature Media Wall
- Garage with Converted Home Office Space
- Spacious and Versatile Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

Offers Over

£280,000



Total floor area 118.4 m² (1,274 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



check out more properties at williamhbrown.co.uk



Property Ref:
BRD111230 - 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



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



williamhbrown.co.uk

