



Lawsons
ESTATE AGENTS

1 Malsters Close, Mundford

Guide Price **£325,000 – £350,000**

1 Malsters Close

Mundford, IP26 5HJ

Three-bedroom detached house, perfectly positioned in a sought-after residential location. This inviting home boasts a light and airy lounge, ideal for relaxing or entertaining guests, complemented by a spacious kitchen / diner featuring ample storage. A dedicated study provides the perfect space for working from home or quiet reading, while the well-appointed family bathroom is finished to a high standard. Properties in this desirable area rarely become available, so we highly recommend arranging a viewing at your earliest opportunity to avoid disappointment. Call now to secure your chance to make this wonderful house your new home.

Council Tax band: C

Tenure: Freehold

Entrance Hallway

7' 0" x 4' 2" (2.14m x 1.27m)

Frosted window to front and side, with radiator, carpet flooring, and doors to W/C and lounge.

w/c

6' 5" x 2' 10" (1.96m x 0.87m)

Frosted window to front and side, low level W/C, wash basin with individual taps and tiled splashback over, with heated towel rail, and wood effect vinyl flooring.

Lounge

17' 9" x 12' 6" (5.42m x 3.81m)

Windows to front and side, two radiators, with carpet flooring, stairs to first floor landing, and doors to kitchen / Diner and study.





Kitchen / Diner

10' 6" x 20' 5" (3.21m x 6.23m)

Windows to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, space for freestanding cooker with cooker hood over, fridge / freezer, and washing machine, with two radiators, wood effect vinyl flooring, and doors to storage cupboard, lobby, and rear garden.

Study

11' 2" x 7' 7" (3.41m x 2.30m)

Window to side, with radiator, and carpet flooring.

Lobby

12' 5" x 4' 6" (3.79m x 1.37m)

Doors to front garden, rear garden, and garage, with radiator, and carpet tile flooring.

First Floor Landing

5' 7" x 7' 7" (1.69m x 2.30m)

Doors to all bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

10' 5" x 13' 0" (3.17m x 3.96m)

Window to rear, with built-in wardrobes, radiator, and carpet flooring.

Bedroom 2

11' 10" x 9' 1" (3.60m x 2.78m)

Window to front, with radiator, carpet flooring, and door to storage cupboard housing the hot water cylinder.

Bedroom 3

8' 7" x 7' 0" (2.62m x 2.13m)

Window to front, with radiator, and carpet flooring.

Bathroom

9' 9" x 5' 7" (2.98m x 1.70m)

Frosted window to side, bath with mixer tap and shower attachment over, separate shower cubicle with mixer tap shower, low level W/C, wash basin with mixer tap over and vanity storage beneath, with full wall tiling, radiator, vinyl flooring, and spotlighting.



Front Garden

Mainly laid to lawn, with mature shrubs, Iron fencing to the front, large shingle driveway leading to the front door, lobby door, and garage, with pathway leading to the side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, flower bed border, hedging to one side, and space for a garden shed, with side access gate to the front garden.

Garage

16' 9" x 8' 2" (5.10m x 2.50m)

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

Parking

The property benefits from a large shingle driveway to the front of the garage providing ample off-street parking.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,122.97 per annum for 2026/27.

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.

Lawson's Estate Agents

34 King Street, Thetford, IP24 2AP

01842 755422 – sales@lawsonsestateagents.co.uk

www.lawsonsestateagents.co.uk

