



Impson Way

Mundford, IP26

Offers over £300,000

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Description

Situated in the desirable village of Mundford, this detached family home on Impson Way is offered with NO ONWARD CHAIN! Located in a cul-de-sac position, this property boasts four spacious bedrooms, including a master with an en-suite shower room. The further three bedrooms are served by the family bathroom, ensuring ample space for family living.

Upon entering, you are greeted by a welcoming entrance hall with a useful cloakroom. The ground floor comprises a spacious lounge with patio doors opening to the rear garden, as well as an adjoining dining room, which in turn opens to the kitchen.

Externally the generous enclosed rear garden offers a private outdoor retreat for relaxation and play, laid predominantly to lawn, plus a patio area. To the front of the home the property enjoys a garage and driveway for off street parking.

This home is offered with no onward chain, allowing for a smooth transition into your new abode. Internal viewings are now available, providing you with the opportunity to experience the charm and potential of this lovely property firsthand. Don't miss the chance to make this delightful house your new home in the heart of Mundford.

Measurements

Entrance Hall & Cloakroom

Kitchen - 12' max x 10' 1" max

Lounge - 17' 6" x 12' 11" max

Dining Room - 11' 1" x 8' 2"

Stairs to first floor landing

Bedroom 1 - 17' max x 9' 9" max

En- Suite - 6' 1" x 6'

Bedroom 2 - 10' 7" x 9' 4"

Bedroom 3 - 10' 5" max x 8'

Bedroom 4 - 10' 7" x 6' 4"

Bathroom - 7' 6" x 6' 2" max

Agents Note

Council Tax Band - Breckland, B.

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.

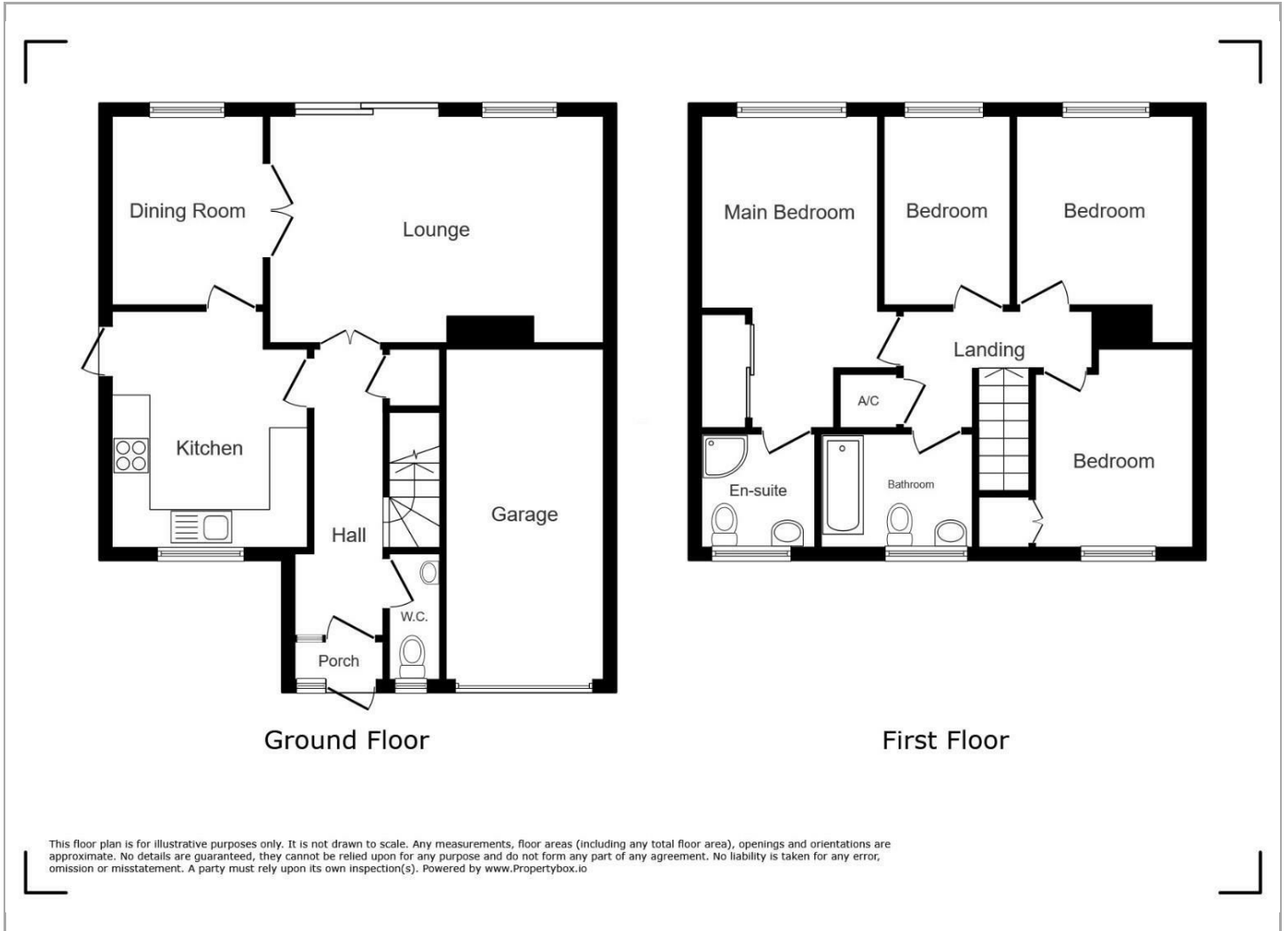
Tel: 01842 818282

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.

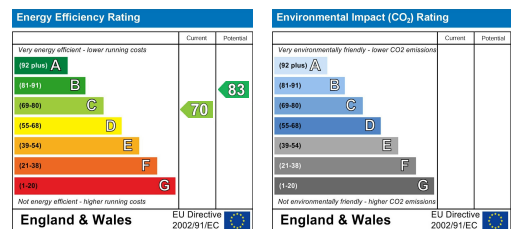
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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.

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