



The Lammas, Mundford, Thetford, IP26 5DS

welcome to

The Lammas, Mundford, Thetford

A beautifully presented four-bedroom detached family home in the sought-after village of Mundford, offering elegant living spaces, a modern kitchen, en suite to the principal bedroom, generous parking and a private lawned rear garden.

Summary

Perfectly positioned within the desirable village of Mundford, this detached residence offers the ideal blend of refined family living, modern comfort & village charm. With a wide range of local amenities just moments away & the nearby market towns of Brandon, Swaffham & Downham Market offering additional facilities & direct rail links to Cambridge, Norwich and London, this is an exceptional location for both convenience & lifestyle.

Occupying a generous plot, the home immediately captivates with its strong kerb appeal - a shingled frontage and substantial space for off road parking.

Inside, the property has been beautifully maintained & suits the needs of a modern family. An entrance hall introduces the sense of space that continues throughout, leading to an elegant living room that flows effortlessly into the dining area - ideal for entertaining & family gatherings. The contemporary kitchen is well appointed with sleek cabinetry and ample preparation space, offering the perfect hub for culinary creativity. A useful utility area and ground floor cloakroom add everyday practicality.

Upstairs, the first floor provides four well-proportioned bedrooms, each filled with natural light and offering a calm, restful feel. The principal suite benefits from its own en suite shower room, while the stylish family bathroom features a four-piece suite finished to a high standard.

Outside, the private rear garden provides a wonderful setting for relaxation and al fresco dining!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C and wash hand basin with mixer tap over.

Living Room

20' 2" x 12' 9" (6.15m x 3.89m)
With double doors leading out to the rear garden, window to front and radiator.

Dining Room

7' 10" x 5' 8" (2.39m x 1.73m)
With radiator.

Kitchen / Breakfast Room

13' 10" max. x 7' 10" (4.22m max. x 2.39m)
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, integrated dishwasher, integrated fridge/freezer and space and point for range cooker.

Utility Room

Formerly being the garage, with space and plumbing for washing machine and window to side.

First Floor Landing

With built in airing cupboard and radiator.

Master Bedroom

14' 9" x 9' 8" (4.50m x 2.95m)
With window to front and radiator.





Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and heated towel rail.

Bedroom Two

10' 10" max. x 9' 6" max. (3.30m max. x 2.90m max.)
With access to the loft space, window to front and radiator.

Bedroom Three

12' 1" max. x 7' 10" max. (3.68m max. x 2.39m max.)
With window to rear and radiator.

Bedroom Four

8' 10" x 6' 11" (2.69m x 2.11m)
With window to front and radiator.



Family Bathroom

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, bath and dual aspect windows to both the side and rear.

Outside

Front Garden

To the front of the property, the garden is shingled, for both ease of maintenance and off road parking space, and there is a concrete driveway, for additional parking.

Rear Garden

To the rear, the enclosed rear garden is largely laid to lawn with a paved patio area with a pagoda over and a range of shrub and floral borders.



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welcome to

The Lammas, Mundford, Thetford

- Prime Position within the Highly Desirable Village of Mundford
- Beautifully Presented Detached Family Home
- Elegant Living and Dining Rooms
- Contemporary, Well Appointed Kitchen
- Ground Floor Cloakroom & Utility Area
- Four Generous Bedrooms with Master En-Suite
- Expansive Frontage with Ample Space for Off Road Parking
- Private, Enclosed Rear Garden - Ideal for Entertaining!

Tenure: Freehold

£365,000



Ground Floor



First Floor

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.focalagent.com

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