



## Brecklands

Mundford, IP26

Price £375,000



# Brecklands

## Mundford, Thetford, IP26

Price £375,000



### Description

Located in the charming village of Mundford, this delightful detached chalet offers a perfect blend of comfort and space, making it an ideal family home. Set on a generous plot, the property boasts a well-maintained rear garden, which is predominantly laid to lawn and features a lovely patio area, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

Inside, the home comprises three reception rooms, providing ample space for relaxation and social gatherings. The open-plan kitchen/ family room creates a warm and inviting atmosphere, while the separate dining room and lounge offer additional areas for family and guests. The utility room adds practicality to daily living.

The property features three well-proportioned bedrooms, including a convenient ground floor bedroom with an adjacent wet room, making it suitable for those who prefer single-level living. Upstairs, two further bedrooms are complemented by a family bathroom, ensuring comfort for all.

Parking is a significant advantage of this property, with space for up to six vehicles, thanks to the garage, car port, and a shingled front driveway. The gas-fired central heating ensures a cosy environment throughout the year.

This home is situated in a sought-after village location, providing a peaceful lifestyle while still being within easy reach of local amenities. With its generous living space and outdoor areas, this property is a wonderful opportunity for those seeking a family home in a picturesque setting.

### Measurements

Entrance Hall

Lounge - 15' 3" x 12' 2" max

Dining Room - 11' 11" x 10'

Utility - 15' x 7' 1"

Kitchen/ Family Room - 21' 7" x 9' max

Ground floor Bedroom - 11' 8" x 8' 6"

Wet Room - 5' 11" x 4' 5"

Stairs to first floor landing

Bedroom - 12' 7" to front of wardrobe x 10' 11"

Bedroom - 11' 7" max x 10' 3" max

Bathroom - 7' 2" x 6' 5"

Garage - 19' 1" x 9' 4"

Council tax band - D

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.

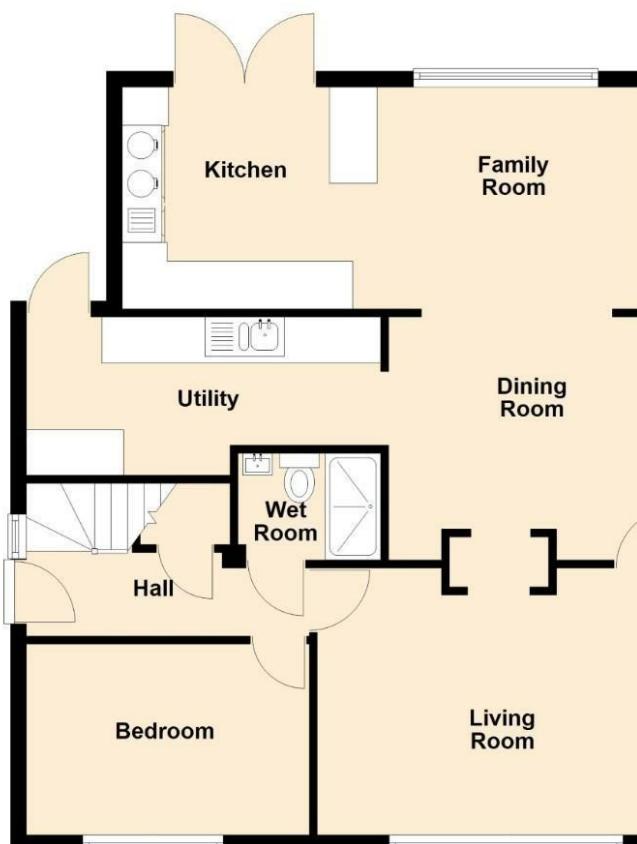
Tel: 01842 818282

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





### Ground Floor



### First Floor



### Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(F2 plus)	A				
(61-91)	B				
(60-80)	C				
(55-68)	D				
(29-54)	E	60	76		
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
EU Directive 2002/91/EC				EU Directive 2002/91/EC	
England & Wales				England & Wales	

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](mailto:INFO@MOLYNEUXESTATEAGENTS.CO.UK) [WWW.MOLYNEUXESTATEAGENTS.CO.UK](http://WWW.MOLYNEUXESTATEAGENTS.CO.UK)