



Malsters Close

Mundford, IP26

Price £450,000

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Description

Detached, family home found in the sought after Malsters Close within the village of Mundford. Built in 2011, and offered for sale for the first time since then, the property spans an impressive 1,497 square feet and boasts four spacious bedrooms, including a master suite with an en-suite shower room, and built in triple wardrobe, with bedroom two also enjoying a built in double wardrobe.

The ground floor features three well-appointed reception rooms, comprising a welcoming lounge, a dining room, and a bright conservatory that seamlessly opens to the beautifully maintained rear gardens. This outdoor space is ideal for family gatherings or simply enjoying a quiet afternoon in the sun. The entrance hall leads to a useful cloakroom, while the kitchen/breakfast room and utility room provide ample space for daily activities and entertaining.

With mains gas-fired central heating, as well as sealed unit UPVC windows and doors, this home ensures warmth and comfort during the colder months. The property also includes a garage and a driveway with parking for multiple vehicles, making it practical for family life.

Mundford is a sought-after village, known for its friendly community and picturesque surroundings, making this property an ideal choice for families looking to settle in a peaceful yet accessible location. This superb family home is not to be missed, offering both space and style in a wonderful village setting.

Measurements

Entrance Hall & Cloakroom

Lounge - 22' 2" x 12' max

Dining Room - 12' 8" max x 10' 7" max

Conservatory - 14' 6" x 9' 9"

Kitchen - 16' 3" x 9' 9" max

Utility - 9' 9" max x 5' 7"

Stairs to first floor landing

Bedroom 1 - 17' 5" max x 11' 4" max

En-Suite - 7' 8" max x 6' 7" max

Bedroom 2 - 12' 2" x 11' 4" max

Bedroom 3 - 12' 8" max x 8' 7" max

Bedroom 4 - 11' max x 10' 6"

Bathroom - 8' 11" max x 6' 10" max

Garage - 18' 11" x 9' 3"

Council Tax Band - E

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.

Tel: 01842 818282

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. 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.



