MOLYNEUX
ESTATE AGENTS

8 Saxon Walk

, Mundford, IP26 5JT

Guide price £220,000 - £230,000

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Description

Guide Price - £220,000 - £230,000. Situated in the cul-de-sac of Saxon Walk, Mundford, this delightful link-detached house is offered to the market with NO ONWARD CHAIN! Built in 1993, the property boasts a well-thought-out layout, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. To the right of the hall, the garage has been thoughtfully converted into lounge and study area, providing ample room for relaxation or work. To the left, you will find a dining room that flows seamlessly into the kitchen/diner at the rear of the house. This area is perfect for family gatherings, with doors that open directly onto the enclosed rear garden, allowing for easy outdoor entertaining.

The first floor features a landing that opens to three well-proportioned bedrooms, including a master bedroom that benefits from its own en-suite shower room. A family bathroom serves the other two bedrooms, ensuring that everyone has their own space.

Outside, the property offers off-street parking for two vehicles on the driveway in front of the home, whilst the enclosed rear garden is laid to a combination of lawn, patio and shingle.

With gas-fired central heating and sealed unit UPVC windows and doors, this home is both comfortable and energy-efficient. The sought-after village of Mundford offers a peaceful lifestyle while remaining well-connected to local amenities. An internal viewing is highly recommended to fully appreciate all that this property has to offer. Please contact Molyneux Estate Agents to arrange your visit.

Measurements

Entrance Hall

Lounge - 13' 6" x 7' 11" max

Study - 8' 5" x 7' 11"

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

Kitchen/ Diner - 15' 10" x 9' 5"

Stairs to first floor landing

Bedroom 1 - 14' 10" x 7' 10" plus En- Suite

Bedroom 2 - 12' 8" x 10' 9" max, plus built in wardrobe space

Bedroom 3 - 11' 6" max x 8' 9" plus door recess

Bathroom - 6' 9" x 6' 7"

Anti-money Laundering and Identification

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.

Agents Note

We understand planning has been approved for a small development of nine dwellings off Bracken Rise, details of which can be found on the Breckland planning portal under reference 3PL/2023/1179/F.

Tel: 01842 818282

Council Tax Band - Breckland, C.

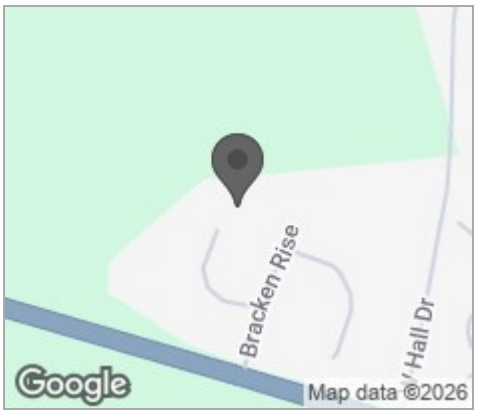
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

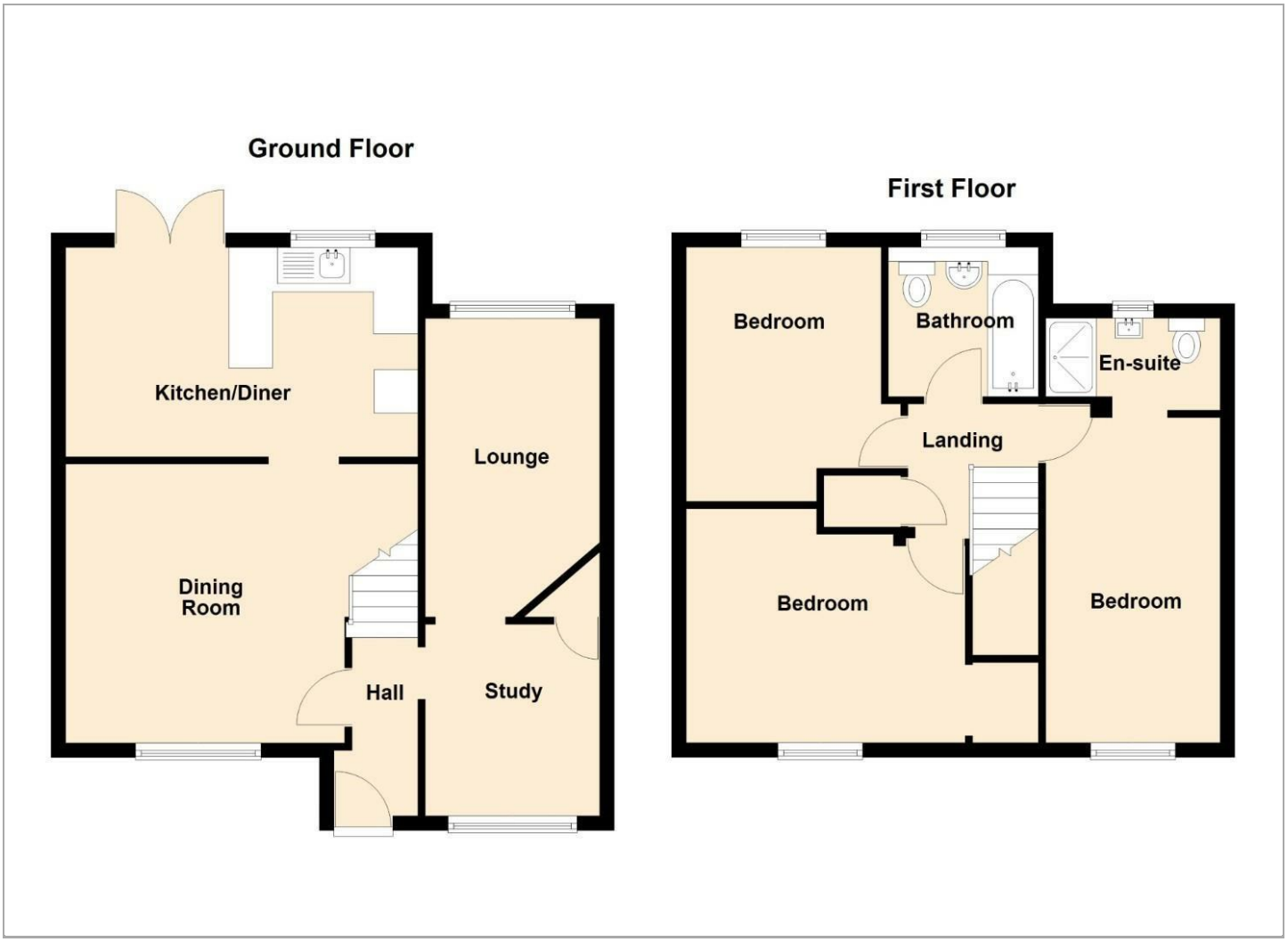
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

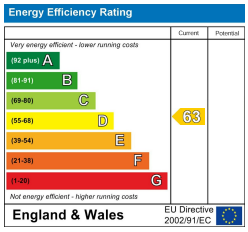
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

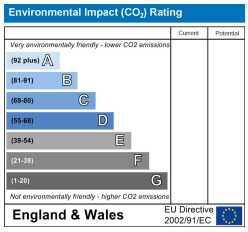




Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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