MOLYNEUX
ESTATE AGENTS

Brecklands

Mundford, IP26

Price £335,000

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Description

Situated in the sought after village of Mundford, this delightful detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,033 square feet, the property features two spacious double bedrooms, making it ideal for couples or small families. The modern family bathroom is well-appointed, ensuring convenience for all residents.

As you enter, you are welcomed by a cosy lounge complete with a wood burner, perfect for those chilly evenings. The heart of the home is undoubtedly the stunning extension beyond the kitchen, that creates a bright and airy garden/sun room. With bifold doors that open seamlessly to the rear garden, this space is perfect for entertaining or simply enjoying the tranquil views of your outdoor oasis.

The rear garden is a true highlight, beautifully designed with a combination of artificial lawn and patio. It boasts a heated pool, alongside a timber shed for additional storage and a lovely seating area for relaxation or gatherings.

For those with vehicles, the property offers ample off street parking on the block paved driveway, complemented by the adjoining garage. Additionally, a useful cloakroom is conveniently located at the back of the garage, adding to the practicality of this lovely home.

This bungalow is situated in a sought-after area of Norfolk, making it an attractive option for those looking to enjoy the peaceful village life while still being within reach of local amenities. With its modern features and inviting outdoor space, this property is not to be missed.

An internal viewing comes highly recommended, and is now available, contact Molyneux Estate Agents to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Porch

Lounge - 19' 2" x 10' 3"

Kitchen - 12' 11" x 10' 4"

Garden/ Sun Room - 31' 6" x 10' 8"

Bedroom 1 - 12' 5" x 10' 4"

Bedroom 2 - 12' 4" max x 10' 4"

Bathroom - 7' 2" x 6' 8"

Garage - 23' 10" x c. 8' 10"

Cloakroom

Agents Note

Council Tax Band - C, Breckland

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.

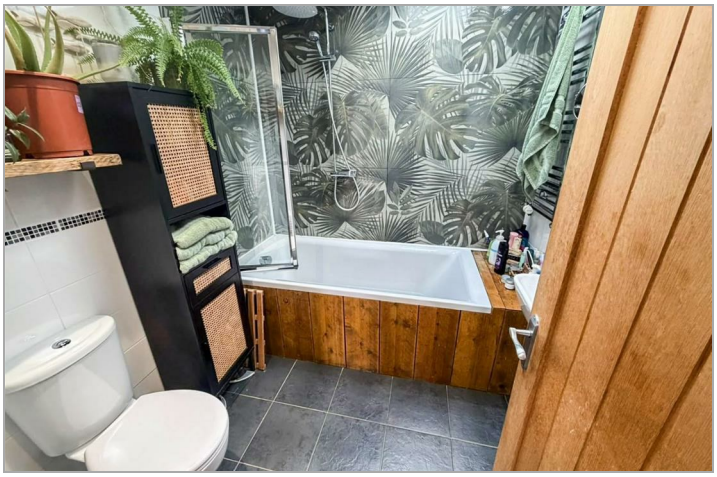
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

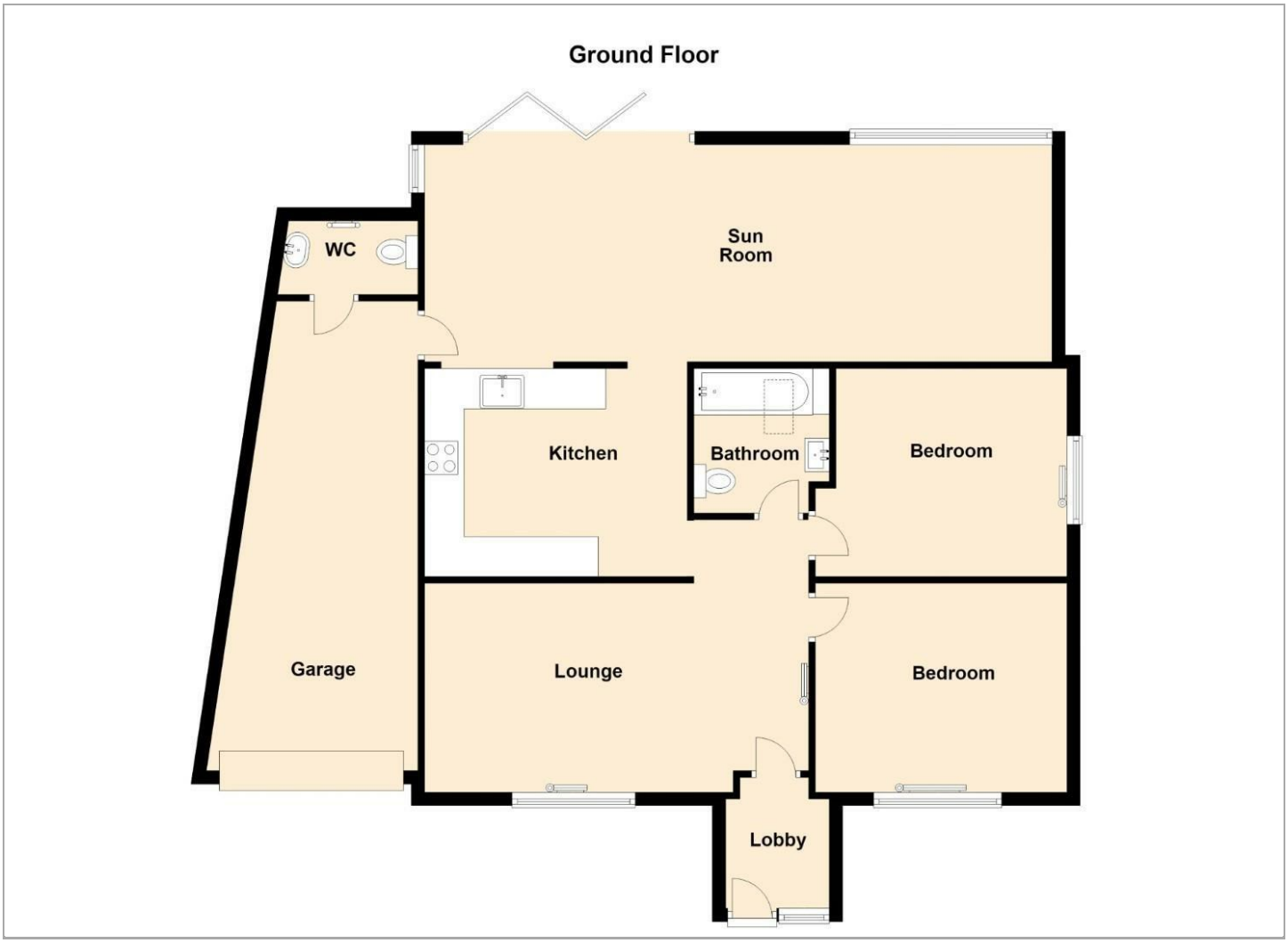
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

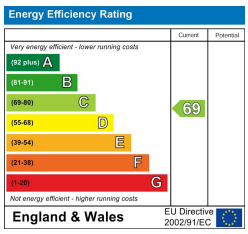
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

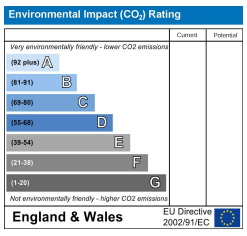




Viewing

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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