



Cherry Tree Close

Mundford, IP26

Price £240,000

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Description

Located in the desirable Cherry Tree Close, Mundford, this attractive three-bedroom home is offered with no onward chain! Built in circa 1998, the property spans an impressive 915 square feet and is well-presented throughout, making it an ideal home for individuals, couples or families.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge at the front of the home, providing a warm and inviting space for relaxation. Beyond the lounge, the kitchen/diner is a delightful area for family meals and entertaining, with ample room to accommodate gatherings. This space opens up to a generous rear garden, which is predominantly laid to lawn and features a patio area, perfect for enjoying the outdoors during warmer months.

The first floor comprises two well-proportioned double bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find a third bedroom complete with an ensuite shower room, offering privacy and convenience for guests or family members.

Further benefits include off street parking on the front driveway, and a garage with power and light, plus a pitched roof ideal for additional storage. The property benefits from gas-fired central heating, providing warmth and comfort throughout the year.

Offered with no onward chain, this delightful home in Mundford is a rare find in a sought-after location. An internal viewing comes highly recommended!

Measurements

Entrance Hall

Lounge - 12' 6" x 12' 9" plus alcove under the stairs

Kitchen/ Diner - 16' x 9' 7"

Stairs to first floor landing

Bedroom - 10' 9" max x 10' 6" max

Bedroom - 9' 5" x 8' 11" plus door recess

Bathroom - 6' 10" x 6' 6"

Stairs to second floor

Bedroom - 10' 6" max x 11' 2" max (sloped ceiling)

En- Suite Shower Room

Garage - 17' x 8' 7"

Agents Note

Council tax band - B
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. Please contact the agent with regards to this.

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.

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.

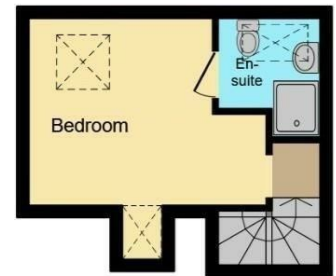




Ground Floor



First Floor

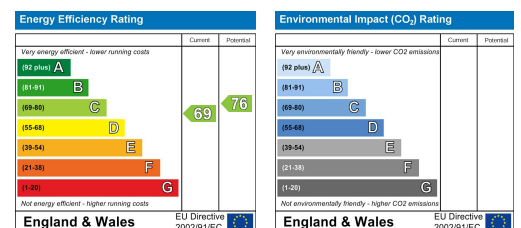


Second Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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

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