



Impson Way, Mundford, Thetford, IP26 5JU

welcome to

Impson Way, Mundford, Thetford

A DETACHED FAMILY HOME in a popular Norfolk village! Boasting INTEGRAL GARAGE with ample parking, CONSERVATORY to rear, master EN-SUITE, downstairs CLOAKROOM, separate living & dining rooms and plenty of SCOPE TO PERSONALISE!

Summary

Set within the sought-after Norfolk village of Mundford, this detached home offers the perfect opportunity to enjoy village life while remaining within easy reach of a choice of surrounding market towns.

Set back from the road, the property immediately offers a well-kept frontage, ample off-road parking and a handy integral garage, providing useful additional storage or further parking.

Inside, the home has been well cared for by the current owners, while offering plenty of scope for its next owners to add their own style. A welcoming entrance hall leads into a bright and spacious living room, while the separate dining room adjoins a modern fitted kitchen with plenty of space for appliances. To the rear, a sunny conservatory provides an additional versatile reception or dining space, with a downstairs cloakroom completing the ground floor.

Upstairs, there are three good-sized bedrooms, including a master bedroom with en-suite, alongside a family bathroom.

The rear garden provides a versatile outdoor space with plenty of potential to landscape, personalise and create somewhere to truly enjoy.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over and radiator.

Lounge

With window to front, door to rear and two radiators.

Dining Room

With radiator, archway to Kitchen and sliding door into:

Conservatory

With a brick built base and UPVC surround and door to side.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window to rear and wall mounted boiler.

First Floor Landing

With window to side, built in storage cupboard and radiator.

Master Bedroom

With fitted wardrobes, window to rear and radiator.





Master En-Suite

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to front and radiator.

Family Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and radiator.

Outside

Front Garden

To the front of the property, there is an area of gravel and a driveway, providing off road parking space and access to:

Integral Garage

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area and access to the side.



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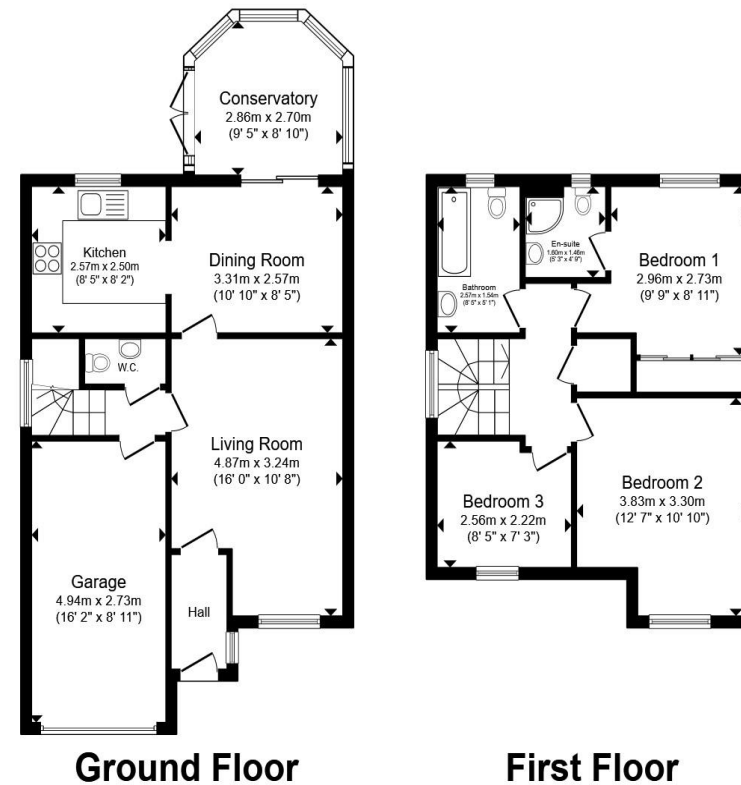
welcome to

Impson Way, Mundford, Thetford

- Detached Family Home
- Popular Mundford Village Location
- Three Good Sized Bedrooms
- Master En-Suite, Downstairs Cloakroom & Family Bathroom
- Separate Living and Dining Rooms
- Sunny Conservatory to Rear
- Integral Garage and Plenty of Parking
- Short Commute to Local Market Towns

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£260,000



Total floor area 100.9 m² (1,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
BRD111414 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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