



Cherry Tree Close

Mundford, IP26

Price £230,000

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Description

NO ONWARD CHAIN! This link-detached bungalow enjoys a **SOUGHT-AFTER VILLAGE CUL-DE-SAC LOCATION** and benefits from a **GENEROUS SIZED** rear garden in addition to **GARAGE** and driveway off street parking.

Upon entering the property you will find a welcoming entrance hall which offers ample space to remove coats and shoes, as well as an access hatch into the loft space above. There is a lounge to the front of the bungalow which includes a feature gas fireplace, whilst the kitchen at the rear of the bungalow includes a range of wall and base level units, 1.5 bowl sink and drainer unit, space for a freestanding fridge freezer, washing machine, dishwasher and cooker, with an extractor hood fitted over, plus a wall mounted gas boiler (serviced 2025) and an external door to the side.

The bungalow benefits from two bedrooms which both include built in wardrobes, a conservatory overlooking the rear garden and a family bathroom which comprises W.C, wash hand basin, shower cubicle and an airing cupboard which houses the hot water cylinder. It is worth noting that the second bedroom fitted wardrobe arrangement has a fold down double bed included.

Outside the property encompasses a low maintenance shingled front garden, driveway and garage. There is a side access gate leading into the large rear garden which is predominantly laid to lawn with a patio for seating/ entertaining as well as a useful timber storage shed.

Measurements

Lounge - 15'6" x 11'10"

Kitchen/ Breakfast Room - 14'9" max (narrowing to 11'11") x 10'4"

Bedroom - 9'10" x 9'10" plus depth of built in wardrobe

Bedroom - 10'5" x 9'6"

Conservatory - 7'8" x 7'8"

Family Bathroom - 7'6" max (narrowing to 4'10") x 7'3" max (narrowing to 4'3")

Agents Note

Planning permission has been granted for a small development of 9 dwellings within a mile of this property. Details can be found on the Breckland Council planning portal under Application No. 3PL/2023/1179/F.

Council Tax Band - Breckland, B.

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.

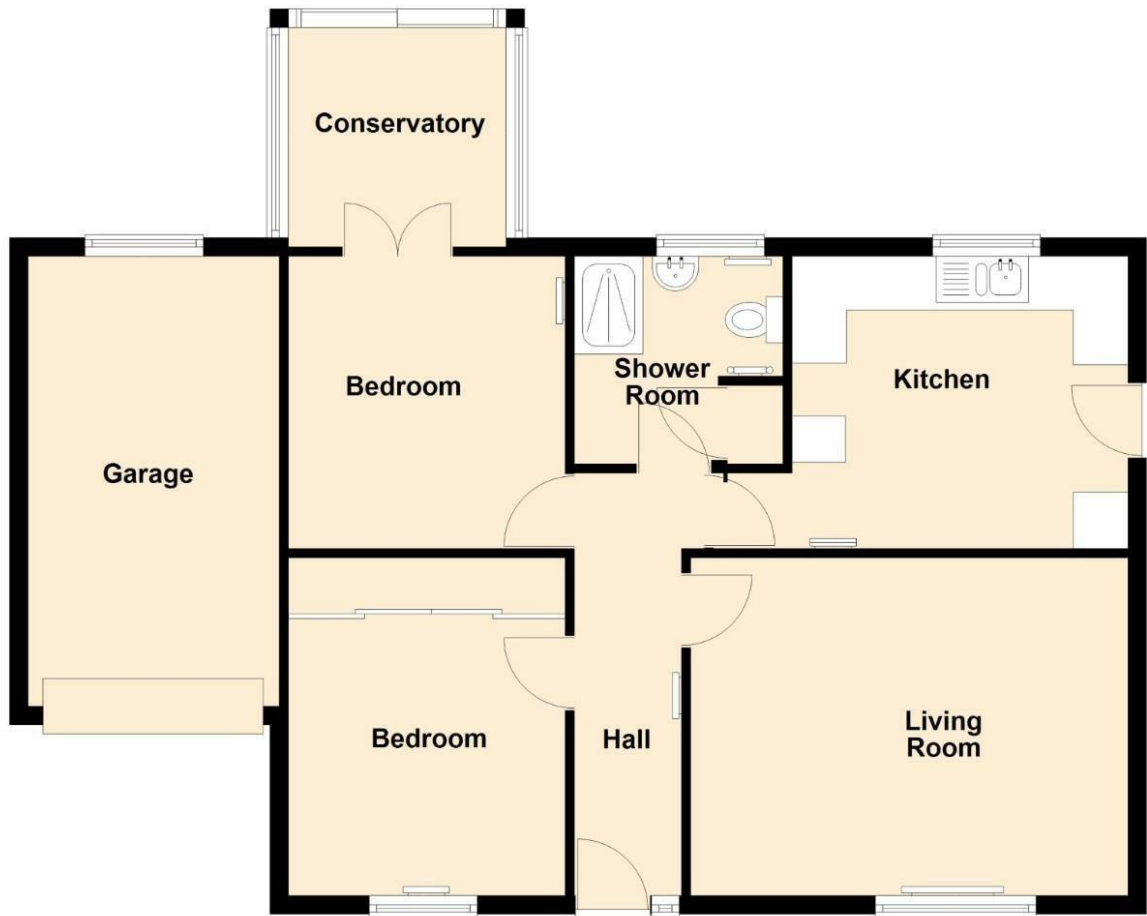
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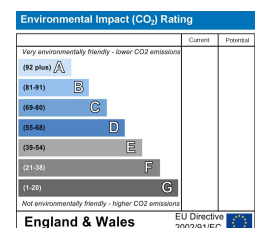
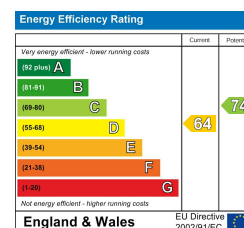
Ground Floor

Approx. 82.5 sq. metres (887.9 sq. feet)



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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