

CKLAND

## 5 Crown Road Mundford, Norfolk

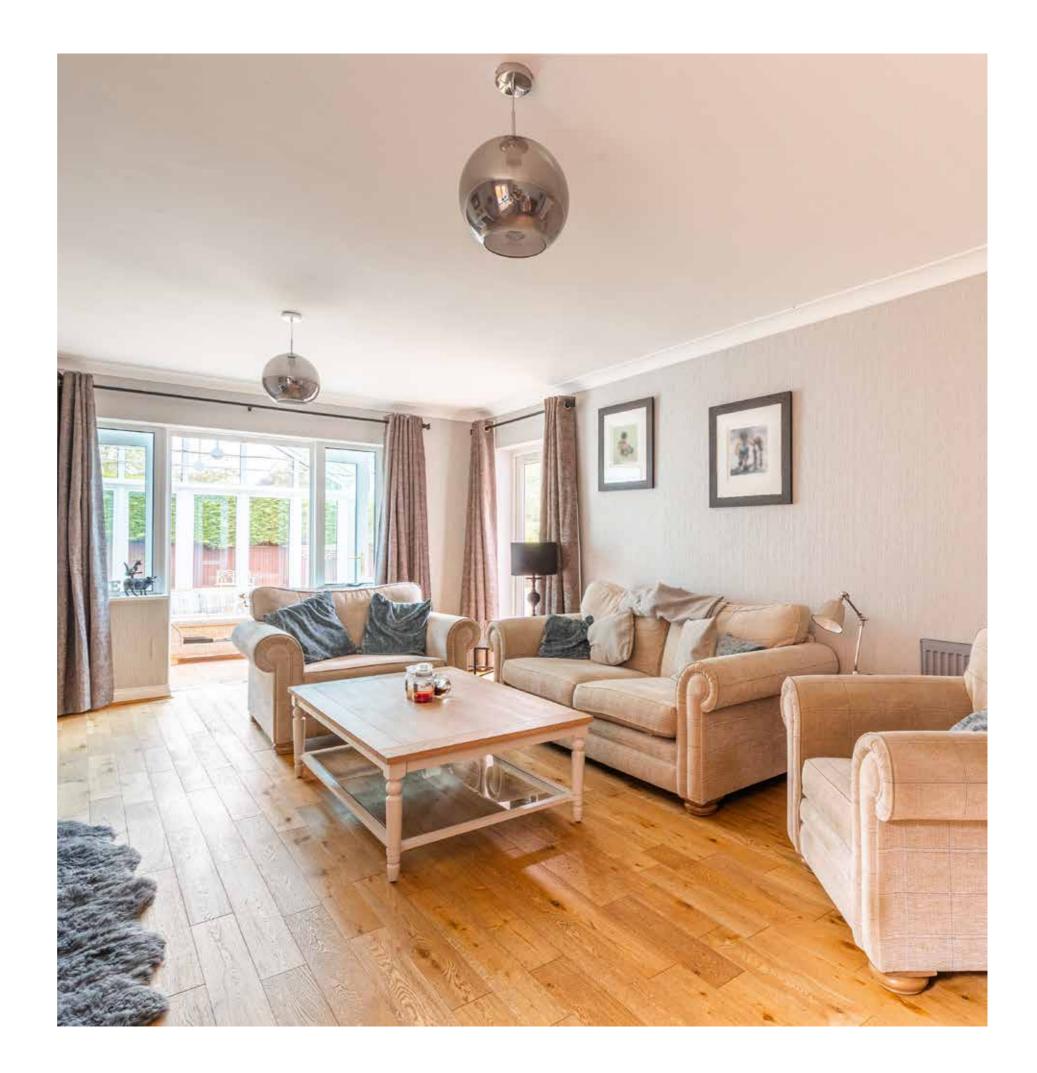
THE STORY OF

SOWERBYS

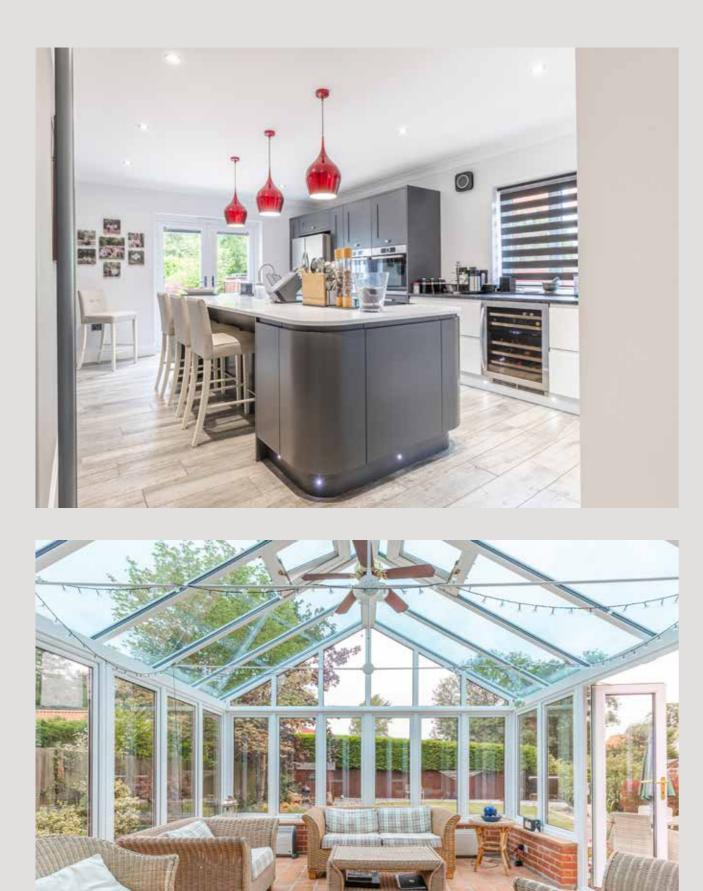


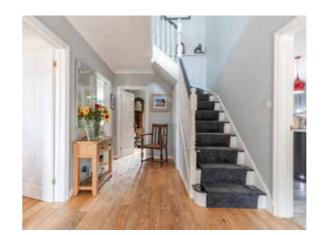
Mundford, Norfolk IP26 5HQ

Exceptionally Well-Presented Family Home Popular and Well-Served Village Location Four Spacious Double Bedrooms, En-Suite to Principal Four Reception Rooms Highly Specified Contemporary Fitted Kitchen A Range of Integrated Appliances Landscaped South-Westerly Facing Gardens Double Garage and Ample Driveway Parking Delightful Conservatory and Convenient Utility



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A new home is just the beginning

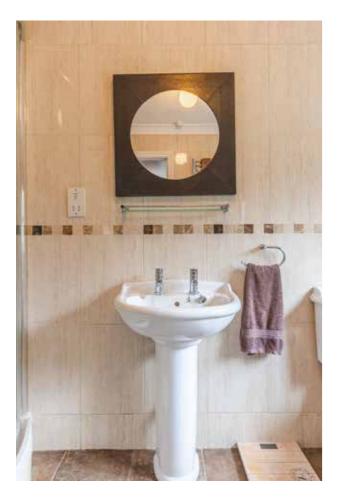
**SOWERBYS** 

A n exceptionally well-presented, individually designed, detached four double bedroom family house. Having been built by a well known local builder in 1999, our sellers have owned the property from new, and have made a number of further improvements. Most notable are the addition of the rear conservatory off the sitting room, the beautifully presented fitted kitchen/ breakfast room and the lovely landscaped southwesterly facing gardens.

This beautiful home offers comfortable wellplanned accommodation: a large lounge with conservatory off, boasting an open fireplace with recently upgraded stone and granite surround, as well as a separate dining room and a study. There is a useful utility room off the kitchen/breakfast room and an upgraded Vaillant gas fired boiler, only installed in recent years

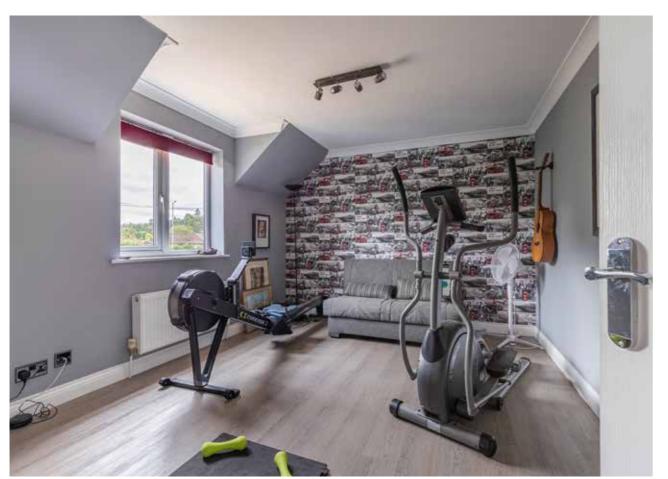
To the first floor there are four double bedrooms, three with built-in double wardrobes and the very large principal bedroom has an en-suite shower room in addition to the family bathroom and ground floor cloakroom. The first floor has been designed in such a way to create a fifth bedroom within the galleried landing if required.

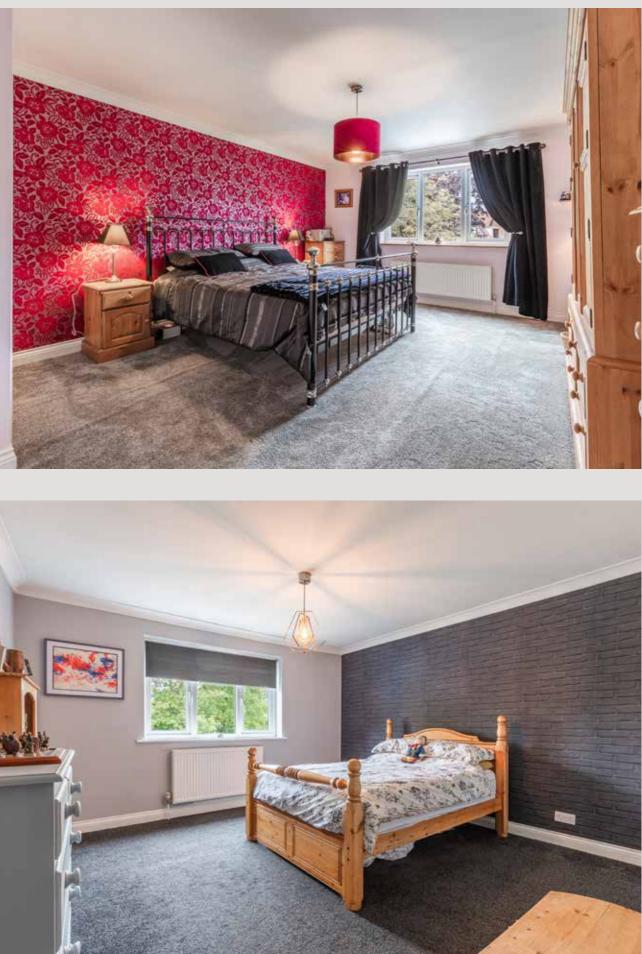
The lovely gardens are a particular feature of this property: the property sits back within the plot to provide excellent parking and includes a double brick and tiled garage with twin remote operated garage doors.

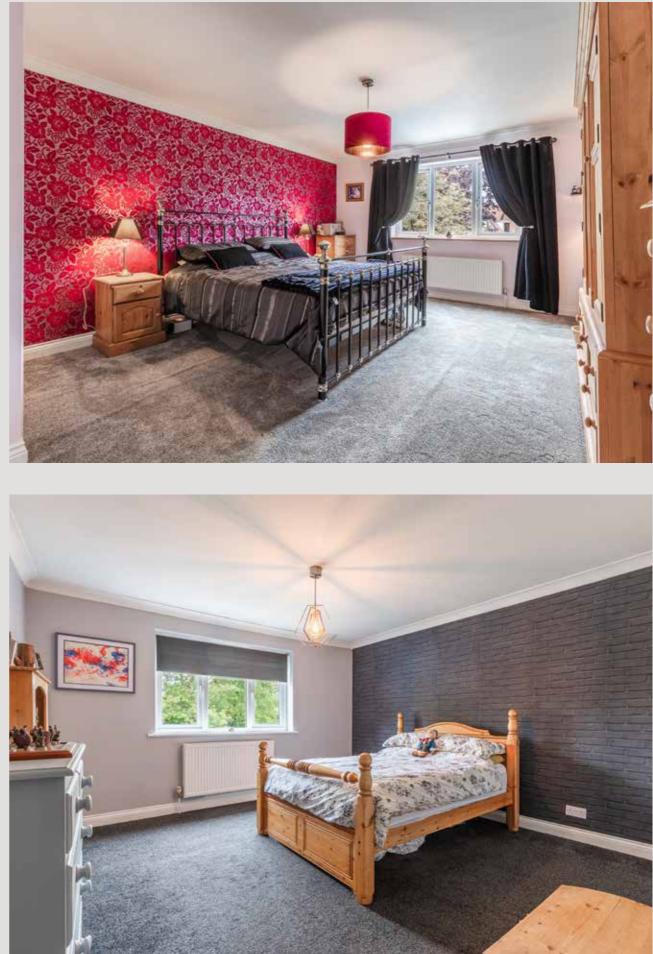




It's been an amazing environment to bring our children up in...







SOWERBYS



Bedroom 19'8' x 13'4" (5.99m x 4.07m) w. Bedroom 13'3" x 10'6" (4.04m x 3.19m) Conservatory 14'1" x 13'9" (4.29m x 4.18m) Living Room 22'3" x 13'3" (6.79m x 4.03m) Garage 1711" x 178" (5.45m x 5.39m) Dining Room 13'3" x 11'8" (4.04m x 3.55m) Garage Approximate Floor Area 316 sq. ft (29.37 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2023 | www.houseviz.com

A new home is just the beginning

## **SOWERBYS**



## Mundford A SCENIC AND TRANQUIL VILLAGE

undford is a charming village located in the M picturesque countryside of Norfolk, England. Known for its tranquil and idyllic setting, Mundford offers a delightful escape from the hustle and bustle of modern life.

Just under four miles away is Lynford. The village is known for its Arboretum, a serene haven for nature enthusiasts and birdwatchers. This expansive woodland area showcases a diverse collection of trees and plants, providing a serene backdrop for leisurely walks and birdwatching sessions. The arboretum's peaceful trails wind through a variety of habitats, creating a unique opportunity to spot a wide array of bird species.

Mundford also boasts proximity to Thetford Forest, one of the largest lowland forests in the United Kingdom. This forested expanse offers an abundance of outdoor activities, from cycling and hiking to picnicking and exploring the diverse flora and fauna.

Around 9 miles from Thetford, benefiting from its well-connected transport links with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.









## Note from the Vendor





SERVICES CONNECTED Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

C. Ref:- 7190-6963-0422-7309-3973 To retrieve the Energy Performance Certificate for this property please visit https://findenergy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

These particulars and measurements 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 representation or warranty in respect of the property.

**SOWERBYS** 

"We love the wide expanse of Thetford forest with far reaching views, amazing walks and the endless wildlife..."

Band E.

### ENERGY EFFICIENCY RATING

What3words: ///skinning.wobbling.totally

# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home





Mind Norfolk and Waveney





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