



THE STORY OF

5 Crown Road

Mundford, Norfolk

SOWERBYS



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5 Crown Road

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

SOWERBYS WATTON OFFICE

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An 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 south-westerly facing gardens.

This beautiful home offers comfortable well-planned 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...





First Floor
 Approximate Floor Area
 1021 sq. ft
 (94.89 sq. m)



Garage
 Approximate Floor Area
 316 sq. ft
 (29.37 sq. m)

Ground Floor
 Approximate Floor Area
 1217 sq. ft
 (113.03 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.

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Mundford

A SCENIC AND TRANQUIL VILLAGE



Mundford is a charming village located in the 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



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



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 7190-6963-0422-7309-3973

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-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

What3words: ///skinning.wobbling.totally

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SOWERBYS

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1989 —

 East Anglian
Air Ambulance

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