

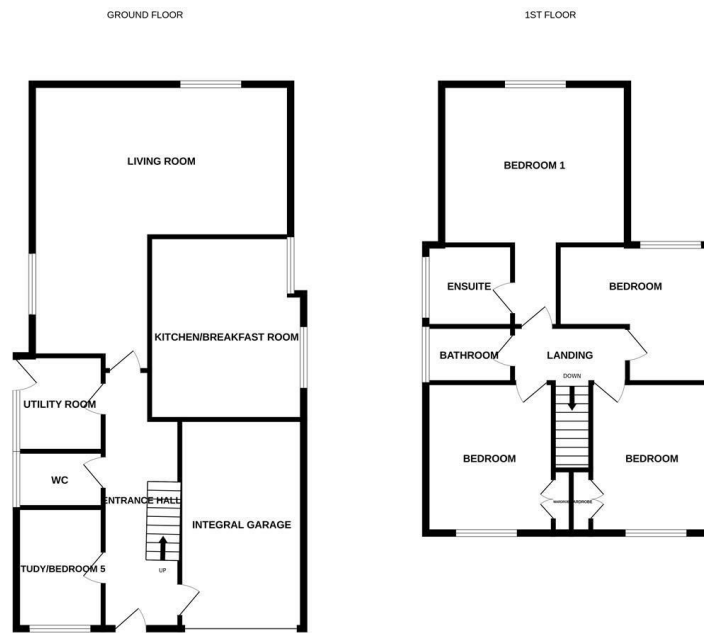


99 Dereham Road | Mattishall | Dereham | NR20 3NU

Price Guide £450,000

****GUIDE PRICE: £450,000 - £475,000**** Gilson Bailey, are delighted to present this immaculate detached family home located in the village of Mattishall, providing versatile family living, 21-foot open plan lounge/diner, bespoke fitted kitchen, separate utility room, play room / potential bedroom five and WC on the ground floor. On the first floor there are four double bedrooms and family bathroom off the landing and en-suite to main bedroom, beautiful garden, large driveway and a garage.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors 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. The services, systems and appliances shown hereon are shown for information and are not intended to be taken as a guarantee or indication of inclusion or exclusion. Made with Metreplan 0.02021

Location

Situated in the sought-after village of Mattishall, the well-presented property benefits by being in walking distance of a school, local cafes, shops, a village hall and Church, as well as being easily accessible public transport to surrounding towns and villages. Mattishall also boasts a doctor's surgery and pharmacy, as well as lots of public footpath routes. Dereham is under 5 miles away whereby you will find more amenities, including schools for all ages, cinema and large leisure centre. The city of Norwich is located around 15 miles East of Mattishall and offers more shopping and eating opportunities.

Accommodation Comprises

Entrance Hall 14'7" x 13'10"

Entering the impressive detached property via a door to the front into the bright entrance hall with engineered wood flooring throughout, a door leading to all ground floor rooms, the garage and a built-in double storage cupboard, and carpeted stairs leading to the first floor

Kitchen 14'7" x 13'10"

Ultra stylish fitted kitchen with tiled flooring, a range of both wall and base gloss units and wood effect work surfaces over, sink and drainer, integrated and wall mounted double oven, hob and extractor fan over, integrated fridge/freezer and dishwasher, large kitchen island with continued units offering more storage and work surface space, as well as breakfast bar area, and two double glazed windows to the side.

Lounge/Diner 21'9" x 20'11"

Considerably sized L-shaped lounge/diner with continued engineered wood flooring, inset electric feature fireplace, ample space for large lounge suite and dining table, currently housing a eight seat table, French doors leading to the rear, and dual aspect double glazed windows, one to the side and one to the rear offering lots of natural light throughout.

Utility Room 7'8" x 6'11"

Separate utility room accessed via the hallway with engineered wood flooring, matching to the kitchen, units and work surface over, sink and drainer, space for a washing machine a door leading to the side and a double-glazed window to the side.

Study 9'6" x 8'11"

Ground floor study with engineered wood flooring, ideal for working from home, playroom or ground floor bedroom, and a double-glazed window to the front.

Play Room/Bedroom Five 16'10" x 9'11"

Ground floor study with engineered wood flooring, ideal for working from home, playroom or ground floor bedroom, and a double-glazed window to the front.

WC

A ground floor cloakroom with continued flooring, door to built in cupboard, a low-level WC, a hand wash basin with storage unit below and a frosted double-glazed window to the side.

First Floor Landing

With carpet fitted throughout, and doors leading to all bedrooms and bathroom.

Master Bedroom 14'0" x 10'11"

Spacious master double bedroom with carpet fitted throughout, wall length built in wardrobes with sliding doors, a door leading to the en-suite, a radiator and a double-glazed window to the rear.

En Suite

Modern en-suite to master with floor to ceiling tiles, a double shower cubicle, low level WC, hand wash basin with storage unit below, heated towel radiator and a frosted double-glazed window to the side.

Bedroom Two 12'4" x 10'9"

Second double bedroom with carpet fitted throughout, built in double wardrobe, a radiator, and double-glazed window to the front.

Bedroom Three 12'9" x 10'0"

Third double bedroom with carpet fitted throughout, built in double wardrobe, a radiator, and double-glazed window to the front.

Bedroom Four 10'0" x 12'0"

Fourth and final double bedroom with carpet fitted throughout, a radiator and a double-glazed window to the rear.

Bathroom

Bright three-piece family bathroom suite with floor to ceiling tiles, a panelled bath with shower attachment, a low-level WC, a hand wash basin, a heated towel radiator and a frosted double-glazed window to the side.

Outside

Shingle driveway to front with parking. Wonderful large rear garden, timber decking ideal for alfresco dining, enclosed by timber fencing.

Local Authority

Breckland District Council - Tax Band E


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.