



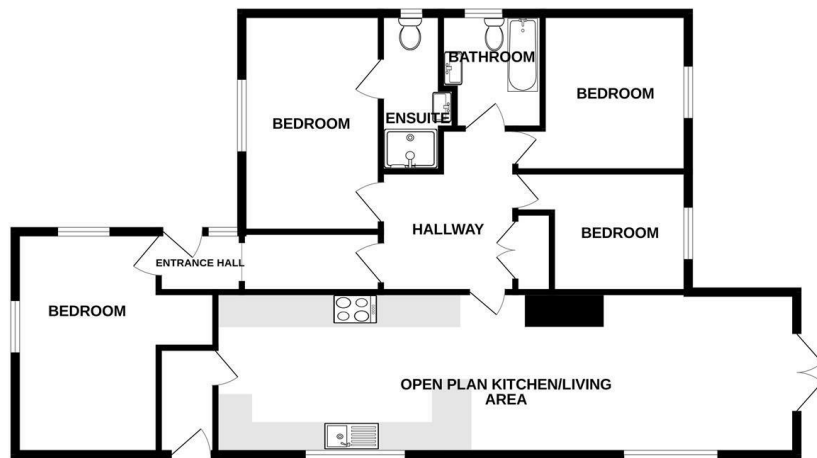
30 Burgh Lane | Mattishall | Dereham | NR20 3QP

Guide Price £400,000

****GUIDE PRICE £400,000 - £425,000 NEWLY RENOVATED DETACHED BUNGALOW**** Gilson Bailey are delighted to present this truly stunning, freshly renovated four-bedroom detached bungalow, perfectly positioned in the ever-popular village of Mattishall and backing directly onto glorious open fields. Renovated to an exceptional standard throughout, this fabulous home offers an immediate sense of space, style, and serenity the moment you step inside. The heart of the home is the breathtaking open-plan kitchen/living area — a light-filled haven with high-quality fitted units, sleek integrated appliances, and wide patio doors that seamlessly connect the indoors with the private rear garden. The versatile layout includes four generously proportioned bedrooms, with the principal suite boasting a beautifully appointed en-suite, alongside a chic and contemporary family bathroom. Outside, the appeal continues with a spacious driveway providing ample off-road parking, and a peaceful, enclosed rear garden featuring a patio seating area that enjoys uninterrupted views over idyllic open countryside — the perfect spot for al fresco dining or simply unwinding in total tranquillity. With brand new double glazing, efficient oil-fired central heating, and impeccable attention to detail throughout, this exceptional bungalow is the epitome of stylish rural living. A rare gem that's ready to move straight into — early viewing is essential!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Location

You will find the popular village of Mattishall approximately nine miles west of the City centre of Norwich and four miles from the market town of Dereham. The village has a good selection of amenities including village store, post office, public house, church, doctor's surgery with pharmacy, butchers, popular junior school and much more. An approximate two mile drive will take you to the A47 giving ease of access to Norwich and Dereham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/living area, four bedrooms, bathroom and storage cupboard.

Open Plan Kitchen/Living Area 37'1" x 10'5"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, two double glazed windows, patio doors, radiator.

Bedroom One 14'0" x 9'2"

Double glazed window, radiator.

En-Suite 10'1" x 3'10"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 11'8" x 10'3"

Double glazed window, radiator.

Bedroom Three 14'3" x 10'4"

Double glazed window, radiator.

Bedroom Four 11'8" x 7'7"

Two double glazed windows, radiator.

Bathroom 7'1" x 6'9"

Rolltop bath with rainfall shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Shingled driveway providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with field views and side access.

Local Authority

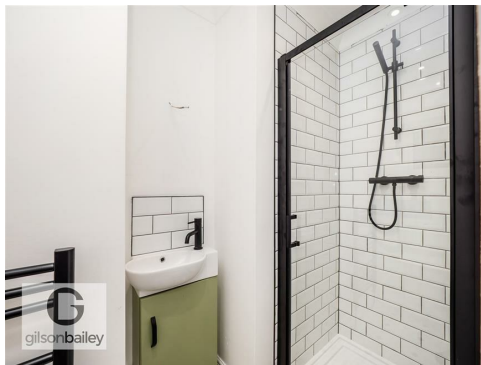
Breckland Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the cabinet 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
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

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Tenure

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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.

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