

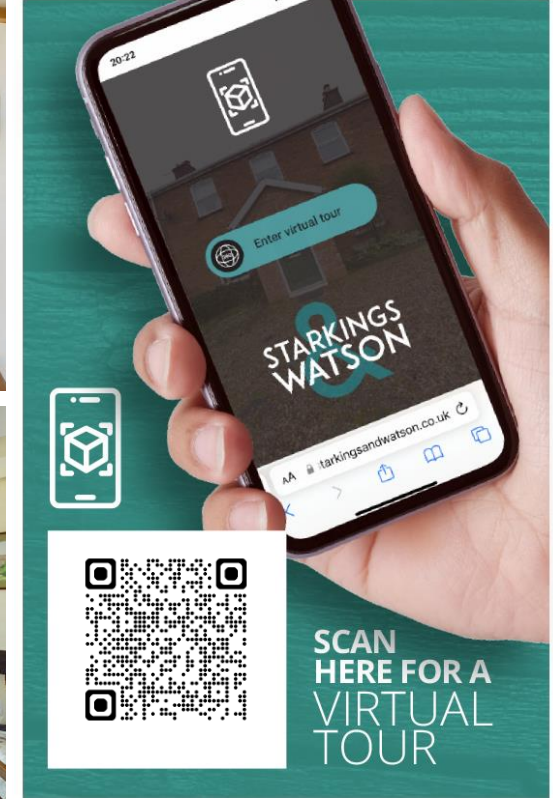
SOUTH GREEN

Mattishall, Dereham NR20 3JT

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- Grade II Listed
- Semi-Detached Cottage
- Character Features Throughout
- Recently Extended
- 26' Open Plan Kitchen & Breakfast Room
- Separate Sitting & Dining Rooms
- Four Bedrooms
- Off Road Parking

IN SUMMARY

This GRADE II LISTED cottage is presented in fantastic order retaining many of its ORIGINAL CHARACTER FEATURES, whilst also offering a MODERN EXTENSION creating a stunning 26' KITCHEN/DINING space ideal for a sociable living. Making use of the 1191 Sq. ft (stms) of accommodation on offer, the property extends on the ground floor to offer a separate sitting room with WOODBURNER, DINING ROOM - both with EXPOSED TIMBER BEAMS, family room, ground floor cloakroom/UTILITY ROOM and FOUR BEDROOMS on the first floor with the smaller serving as a STUDY, all alongside the FAMILY BATHROOM. The front of the property forms the majority of the PRIVATE GARDEN SPACE as well as OFF ROAD PARKING with a manageable courtyard to the rear.

SETTING THE SCENE

The property can be found nestled back from the street where you are initially met with the large shingle driveway space suitable for multiple vehicles enclosed by mature hedges and privacy giving trees. Through from here you will find the garden leading to the original front door as well as the newer access door as part of the extension.

THE GRAND TOUR

Entering via the original front 'stable' door which is found underneath a pitched and tiled roof you are met with a tiled flooring which leads throughout the majority of the ground floor with the older part of the kitchen directly in front of you featuring additional storage units and a chrome inset sink with the space opening up into the stunning kitchen/dining room area with a breathtakingly beautiful vaulted ceiling with multiple Velux windows allowing this space to bathe in natural light. Sitting underneath the exposed wooden beams is an array of wall and base mounted storage giving way to plumbing for a dishwasher, inlet for a range style cooker and opening into the dining space with extended worktops creating a breakfast bar sitting adjacent to the French doors into the garden and patio. Heading to your left as you enter you can find the utility/cloakroom which houses the Oil boiler, this space features plumbing enabling there to be a fitted shower if so desired and just beyond this is the family room, a versatile space suitable for a study, playroom or additional seating area. The rear of the property houses the formal dining room with a dual facing aspect, additional storage cupboard, carpeted flooring and French doors into the courtyard whilst the spacious sitting room occupies the front facing aspect with an exposed brick fireplace housing the cast iron woodburner, ideal for those cosy winter evenings in the original, more historic portion of the property. Heading to the first floor you will find initially the family bathroom directly to your right featuring a four piece suite, tiled surround and wall mounted radiator sitting opposite the largest of the bedrooms, overlooking the gardens this spacious double bedroom also benefits from sizeable built in storage cupboards ideal for wardrobe space. Further down the hallway, two identical



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double bedrooms can be found with to the front the other to the rear of the property, both with carpeted flooring and double glazed windows. The smaller of the four bedrooms currently serves as a study and sits behind the stairs on the first floor making an ideal fourth bedroom or potential nursery.

THE GREAT OUTDOORS

The external space mainly occupies the front of the property with a well maintained lawn front garden sitting behind the off road parking space with planted garden beds, timber summer house with working power. As you near the property you are met with a flagstone patio seating area ideal for alfresco dining and manicured shrub borders.

OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

FIND US

Postcode : NR20 3JT

What3Words : ///softly.stems.strongly

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property has a flying freehold where the rear of the fireplace and the front storage cupboard in the main bedroom can be found.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area™
 1191.13 ft²
 110.66 m²

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