



Mill Road, Mattishall - NR20 3RN





## Mill Road

Mattishall, Dereham

Benefitting from a full redecoration and refurbishment this DETACHED BUNGALOW offers a little over 1300 Sq. Ft of accommodation (stms) where the owners have ensured a quality finish with high end fixtures and fittings throughout. From the large entrance hall and lobby entrance, ideal for those with mobility concerns, to the recently remodelled OPEN PLAN kitchen/breakfast room with UTILITY SPACE , UV skylight and INTEGRATED APPLIANCES this home has been cleverly designed to create an attractive and welcoming home. The main living space comes in the form of another re-purposed space in the form of a 19' DUAL ASPECT sitting room, backing onto the rear garden through French doors with a total of FOUR BEDROOMS being on offer alongside a newly fitted modern bathroom. Ample OFF ROAD PARKING comes to the front on the shingle DRIVEWAY with an IN & OUT GARAGE to the side and fully enclosed rear garden at the back.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Bungalow
- Benefitting From A Full Redecoration & Refurbishment
- Living Accommodation Over 1300 Sq. Ft (stms)
- Four Bedrooms
- Open Plan & Newly Fitted Kitchen/Breakfast Room
- 19' Dual Aspect Sitting Room
- Fully Enclosed Rear Garden
- Large Shingle Driveway With In & Out Garage

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.



## SETTING THE SCENE

The property can be found set back from the street where a mature yet low level hedge separates the property from the public walkway in front with the opening leading towards a large shingle driveway suitable for the parking on multiple vehicles with further lawn frontage perfect for extending the drive if so desired. To the left of the home a separate access walkway can be found into the rear garden whilst an in and out garage at the very front towards the right of the property has been fitted with newer flat roofing.

## THE GRAND TOUR

As you enter the property a large and welcoming entrance lobby is the first space to greet you, one of the many areas of this home that have been remodelled by the current owners, allowing for the perfect space to slip off coats and shoes before heading into the rest of the property. To the right hand side the first two double bedrooms can be found with the smaller coming at the very front of the home with large uPVC double glazed window overlooking the front garden whilst the slightly larger bedroom sits just behind this laid with all hard wearing wooden flooring, side facing window and one of many newly installed radiators. The adjacent side of the hallway is currently home to a very generously sized double bedroom measuring some 18' in length. This space has been repurposed by the current owners to allow for a more than generous main bedroom laid with all updated carpeted flooring leaving more than enough room for a large double bed with additional storage solutions and soft furnishings. Slightly further down the hallway past the first off the internal storage cupboards through an opening is the open plan kitchen and breakfast room, immediately to your left a smaller section of the work surfaces is partnered with plumbing for further white goods with additional wall and base mounted storage units creating a utility space with open flooring allowing for a dining or breakfast table through.

From here the kitchen then emerges with even more continuation of the wooden effect work surfaces leading to an array of wall and base mounted storage units where a UV protected skylight has been perfectly positioned in the ceiling to pull natural light into the space and French doors placed at the rear to allow access onto the garden patio. Within the kitchen, integrated appliances include an eye level oven and hob with extraction above. Further down the hallway past the second internal storage cupboard, the main living space emerges in the form of a 19' sitting room with a dual facing aspect allowing natural light to fill every corner of the room. The space has been freshly redecorated much like the rest of the home with newly fitted carpets and a second set of uPVC double glaze French doors taking you onto the rear garden. The owners have spared no expense when up updating the bathroom where the space currently offers a oversized walk in shower with rainfall shower head and further vanity storage with a wall mounted radiator. The very rear of the property at the end of the hallway. It is currently home to a versatile space which is currently used as a home office and study however could easily become a smaller single bedroom or nursery or even children's playroom if desired.

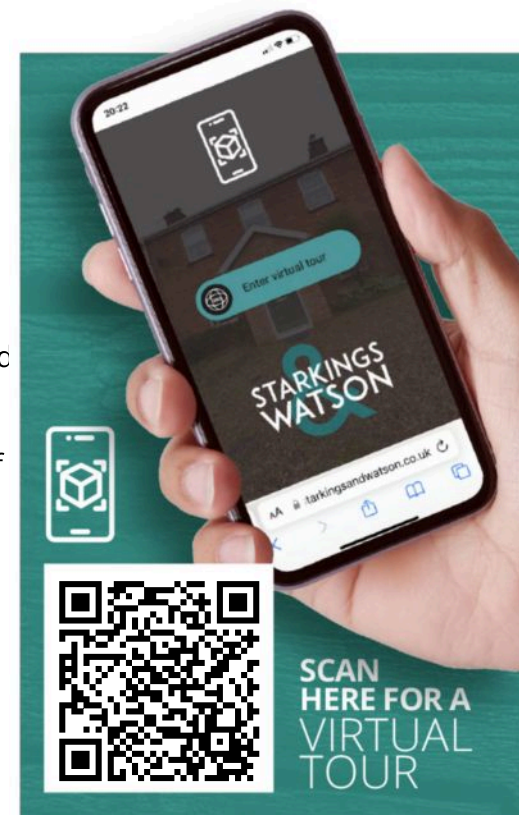
## FIND US

Postcode : NR20 3RN

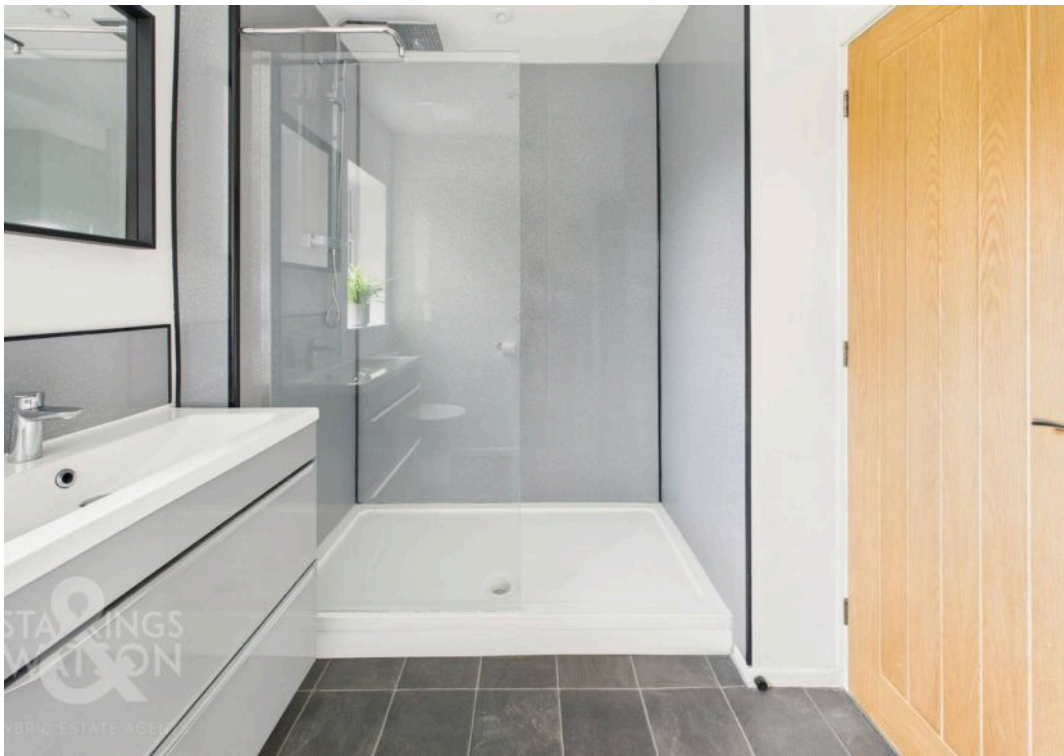
What3Words : ///consented.stew.rebounded

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of







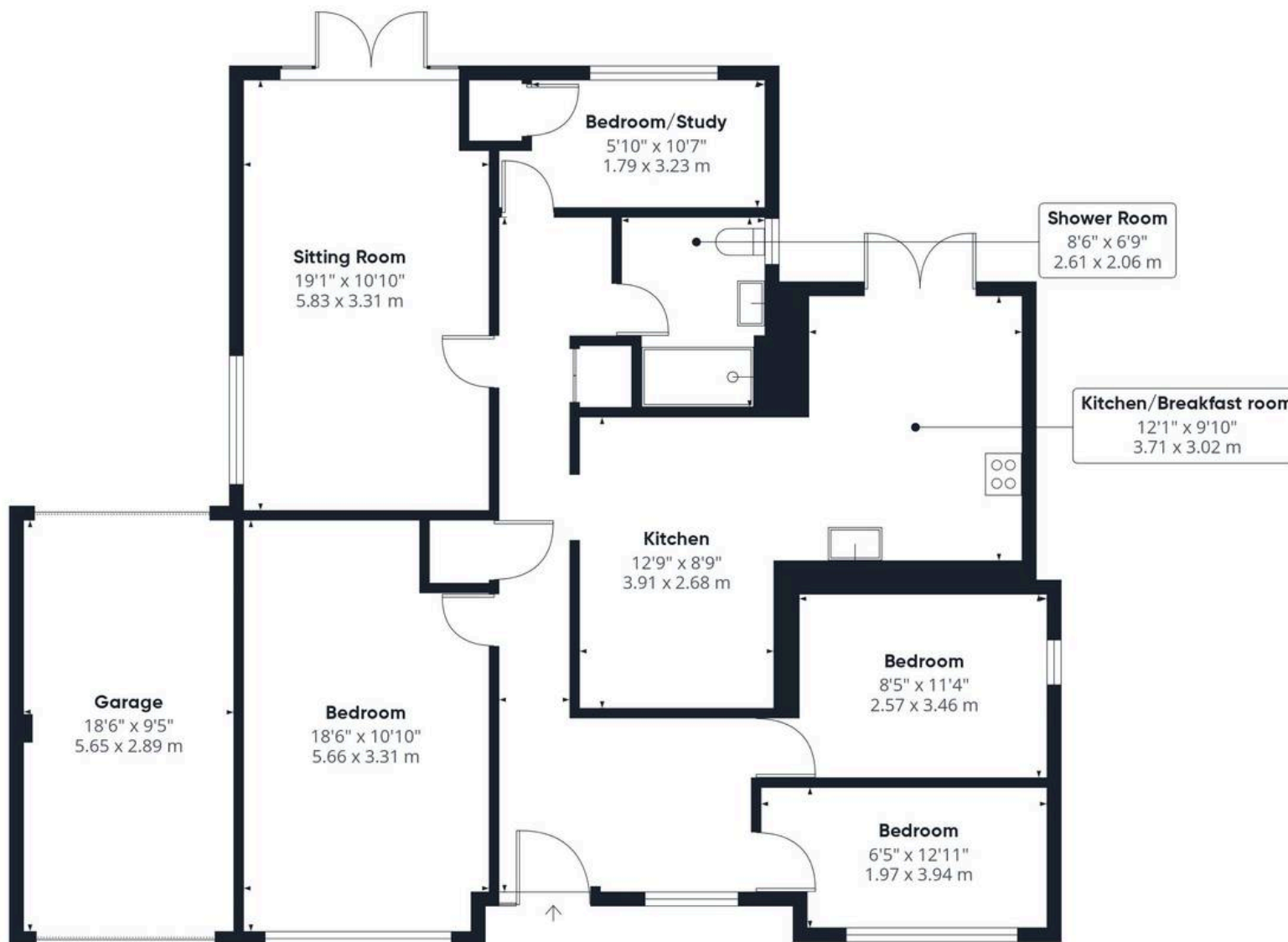




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing where initially a footing of shingle and flagstone patio sit at the very rear of the property with the rest being laid to lawn with colourful planting borders adding both privacy and vibrancy to the outside space. Due to its large conventional size and not being overlooked, this is the ideal space to enjoy with family and friends all year round.





**Approximate total area<sup>(1)</sup>**  
1314 ft<sup>2</sup>  
121.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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