



1 Keys Farm, Mattishall  
£320,000

# 1 Keys Farm

Mattishall, Dereham

Welcome to this delightful home featuring a spacious open-plan kitchen diner with bright cupboards, a cosy living room, and additional features on the ground floor, including a WC, utility room and playroom. The bright conservatory adds to the living space, providing a perfect area for relaxation. Upstairs, three generously sized bedrooms offer comfort and privacy, while the modern bathroom caters to your daily needs. The property's excellent garden plot with a manicured lawn and patio, along with off-road parking on a private driveway, ensures convenience and outdoor enjoyment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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### LOCATION

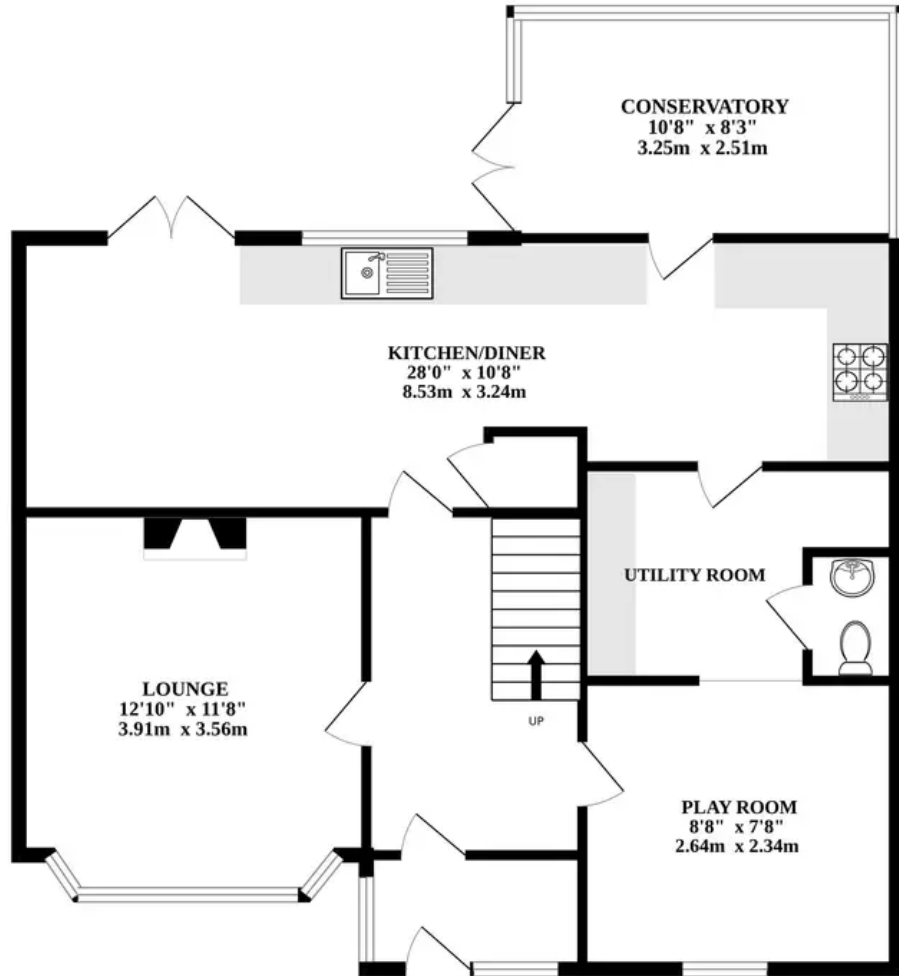
Situated in Mattishall, this property boasts a peaceful and convenient location. Residents benefit from easy access to vital amenities, such as the Mattishall Surgery for healthcare needs and can relish delicious meals at the Swan Inn Mattishall, a renowned local pub known for its good food. Additionally, the historical charm of the All Saints Church enriches the area. Moreover, the property enjoys seamless access to the A47, facilitating travel to nearby Dereham, which offers a plethora of amenities, including Tesco and Aldi supermarkets.

### THE PROPERTY

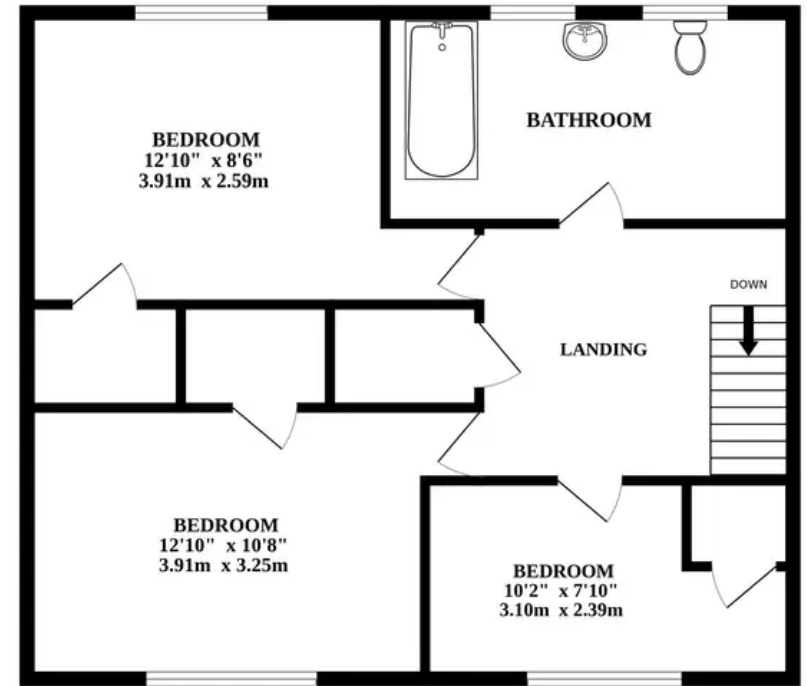
Upon entering the house, you are greeted by a spacious open-plan kitchen diner. The bright cupboards and ample storage space ensure that all your cooking needs are met. The cosy living room, complete with plush carpeting underfoot - perfect



GROUND FLOOR



1ST 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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