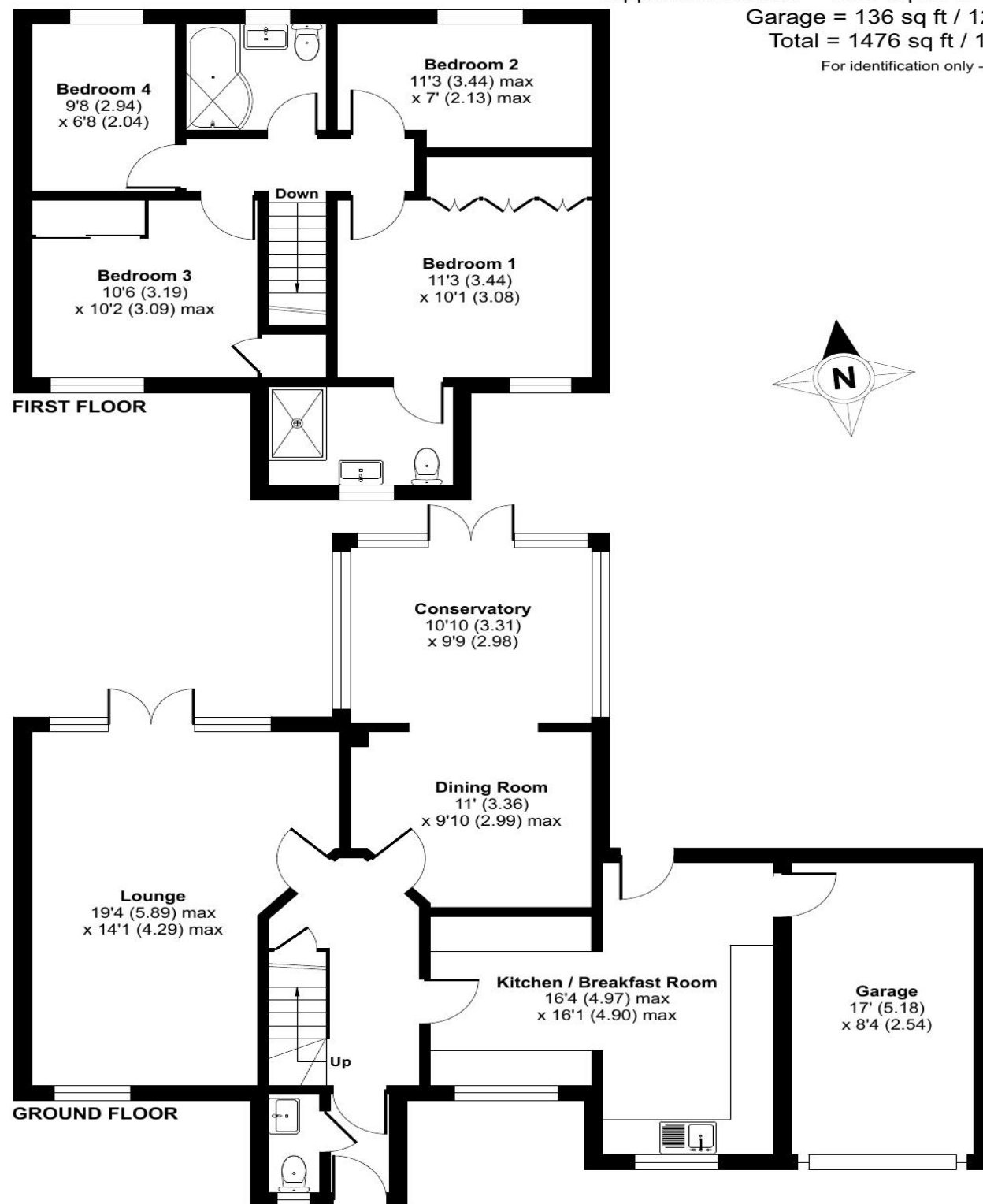


## Gogle Close, Mattishall, Dereham, NR20

Approximate Area = 1340 sq ft / 124.4 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1476 sq ft / 137 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1319762



## Gogle Close, Mattishall, Dereham, NR20 3SY

Well presented, detached four bedroom house situated in the popular Village of Mattishall. This fantastic property offers en-suite shower room, kitchen/breakfast room, conservatory, PV solar panels, garage, gardens, parking and UPVC double glazing. Viewing highly recommended!

**Price £325,000 Freehold**

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Situated in the popular Norfolk village of Mattishall within easy reach of Norwich, Longsons are delighted to bring to the market this well presented, detached four bedroom house. This fantastic property offers en-suite shower room, PV solar panels with battery storage helping with electric bills, kitchen/breakfast room, conservatory, garage, gardens, parking and UPVC double glazing.

#### Entrance Hall

UPVC double glazed entrance door to front, radiator.

#### Hallway

Stairs to first floor, understairs storage cupboard, radiator.

#### Lounge

**19'4" (5.89m) Max x 14'1" (4.29m) Max**

Feature fireplace with inset open fire, UPVC double glazed French doors opening to rear garden, UPVC double glazed window to front, radiator.

#### Dining Room

**11'0" (3.35m) x 9'10" (3m) Max**

Radiator, opening through to conservatory.

#### Conservatory

**10'10" (3.3m) x 9'9" (2.97m)**

Modern UPVC double glazed conservatory with pitched roof, radiators providing all year round usage, French doors opening to rear garden.

#### Kitchen/ Breakfast Room

**16'4" (4.98m) Max x 16'1" (4.9m) Max**

Modern fitted kitchen units to wall and floor, oak worksurface over, stainless steel sink unit with mixer tap, space for large range style oven and hob with extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, entrance door opening to rear garden, UPVC double glazed windows to front, tiles to floor, entrance door to garage.

#### Cloakroom

Wash basin set within fitted cabinet, concealed cistern WC, obscure glass

UPVC double glazed window to front, radiator.

#### Stairs & Landing

Loft access.

#### Bedroom One

**11'3" (3.43m) x 10'1" (3.07m)**

Built in wardrobes, UPVC double glazed window to front, radiator, door to en-suite shower room.

#### En-suite Shower Room

Walk in double shower cubicle with rainfall shower head, separate hand shower attachment and wall mounted shower controls, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front.

#### Bedroom Two

**11'3" (3.43m) Max x 7'0" (2.13m) Max**

Built in storage cupboard, UPVC double glazed window to front, radiator.

#### Bedroom Three

**10'6" (3.2m) x 10'2" (3.1m) Max**

UPVC double glazed window to rear, radiator.

#### Bedroom Four

**9'8" (2.95m) x 6'8" (2.03m)**

UPVC double glazed window to rear, radiator.

#### Bathroom

Modern bathroom suite comprising 'P' shaped bath with rainfall shower head over, separate hand shower attachment and shower screen, wash basin and WC both set within fitted cabinets, towel radiator, tiled splashback, obscure glass UPVC double glazed window to rear.

#### Garage

**17'0" (5.18m) x 8'4" (2.54m)**

Main up and over door to front, entrance door opening to kitchen/breakfast room, electric power and light.

#### Outside Front

Low maintenance front garden laid to block paving, driveway providing off road parking and access to garage, shrubs and plants to beds and borders, outside light, gated access to rear garden.

#### Rear Garden

Enclosed rear garden laid to lawn, paved patio seating area, shrubs and plants to beds and borders, outside light, outside tap, wooden fence to perimeter, gated access to front.

#### Agents Note

EPC rating D64 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Energy Efficiency Rating D64
- Modern Kitchen/Breakfast Room
- Garage, Gardens & Parking
- En-suite Shower Room
- Viewing Highly Advised

