



Rayners Way, Mattishall, Dereham, NR20 3NQ

welcome to

Rayners Way, Mattishall, Dereham

A fantastic opportunity to acquire this fantastic 3 bedroom detached bungalow, presented in excellent condition throughout and located within a popular village setting. The property showcases an impressive extension of the dining area and further boasts gardens, driveway, garage & more!



Description

We are extremely pleased to offer for sale this well-appointed 3 bedroom detached bungalow, occupying a delightful location within the popular village of Mattishall.

The property has been extended to the rear and briefly comprises; entrance hall with ample storage space, inviting lounge perfect for relaxation, contemporary style fitted kitchen with some integrated appliances and access to the impressive dining area which offers multi-purpose use with bi-folding doors opening to the rear garden. The property further offers three bedrooms and a modern fitted bathroom.

Coupled with the accommodation the property further benefits from oil fired central heating and double glazed windows throughout. Externally, the property enjoys an enclosed, well-maintained rear garden which provides the perfect space for outside entertaining, together with a hard standing driveway and garage.

A full internal inspection is highly recommended to fully appreciate the accommodation and quality offered for sale!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, two built-in storage cupboards, loft access, radiator and doors opening to all rooms.

Lounge

16' 9" x 10' 9" (5.11m x 3.28m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Kitchen

10' 8" x 10' 1" (3.25m x 3.07m)

A modern range of wall and base units with complementary rolled edge work surfaces over, inset sink with mixer tap above, decorative tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated dishwasher, space for fridge freezer, vertical radiator, tiled flooring, inset ceiling spotlights, double glazed window to side aspect and archway opening to;

Dining Area

15' 5" x 10' 2" (4.70m x 3.10m)

With tiled flooring, radiator and double glazed bi-folding doors opening to the rear garden.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

With fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Two

10' 7" x 8' (3.23m x 2.44m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower head over, tiled flooring, heated towel rail and Velux window.

Outside

To the front of the property, there is a hard standing driveway which provides off road parking and access to the garage. The remainder of the front is laid to lawn with decorative shrub borders, along with paved patio pathway leading to the main entrance and rear gate.

The enclosed, well-manicured rear garden is laid mainly to lawn, with a paved patio seating area, perfect for entertaining friends and family in the spring and summer evenings, together with a decking area and storage shed.

Garage

With power, lighting, double glazed window to rear aspect and roller door to front.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Rayners Way, Mattishall, Dereham

- GUIDE PRICE £300,000 - £325,000
- Beautifully Presented 3 Bedroom Detached Bungalow
- Contemporary Style Fitted Kitchen
- Extended Dining Area With Bi-Fold Doors Opening To The Rear Garden
- Modern 3 Piece Bathroom
- Oil Fired Central Heating & Double Glazed Windows
- Attractive, Enclosed Rear Garden
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

guide price

£300,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115773 - 0004

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directions to this property:

Upon entering the village of Mattishall from the Dereham direction, proceed along Dereham Road and take the first right hand turn into Rayners Way. The property will be situated on the left hand side.



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