



Cherry Tree Close, Mattishall, Dereham, NR20 3PR

welcome to

Cherry Tree Close, Mattishall, Dereham

>> NO ONWARD CHAIN! An extended 3 bedroom detached bungalow, offering a cosy cul-de-sac position within the popular village of Mattishall. The property boasts a 21' lounge, fitted kitchen with separate dining area, versatile studio/office, spacious rear garden and ample parking!



Description

We are excited to offer for sale this well presented 3 bedroom detached bungalow, situated at the bottom of this cul-de-sac and located within the sought after village of Mattishall, with local amenities and facilities close by. The property has been extended and offers potential to extend further (subject to planning permission).

In brief, the internal accommodation comprises; entrance hall, welcoming 21' lounge with complementary fireplace, separate dining area, fitted kitchen with access to the rear porch, three bedrooms, with built-in wardrobes to master, and the bathroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, the property enjoys ample off road parking space for multiple vehicles, together with an enclosed, well-proportioned, landscaped rear garden which offers space to the versatile studio/office, converted from the garage.

Offered for sale with NO ONWARD CHAIN, internal viewing is essential to fully appreciate the accommodation on offer!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, wood effect flooring, airing cupboard with built-in storage, radiator and doors opening to all rooms.

Lounge

21' 2" x 15' 7" (6.45m x 4.75m)

With wood effect flooring, central fireplace with tiled hearth and brick surround, wall lights, two radiators and double glazed bow window to front aspect.

Dining Area

10' 5" x 7' 8" (3.17m x 2.34m)

With wood effect flooring, radiator, double glazed window to side aspect and archway opening to;

Kitchen

13' 2" x 7' 6" (4.01m x 2.29m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 ceramic sink and drainer with mixer tap above, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for dishwasher and washing machine, tiled flooring, radiator, double glazed dual aspect windows overlooking the garden and double glazed door opening to;

Rear Porch / Utility / Pantry

With built-in shelving, space/venting available for tumble dryer and external double glazed door opening to the rear garden.

Bedroom One

9' 7" x 8' 6" (2.92m x 2.59m)

With wood effect flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)

With wood effect flooring, radiator and double glazed patio doors opening to the rear garden.

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m)

With wood effect 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 electric shower over, tiled walls, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property enjoys its corner plot position, and is approached by a stone bond driveway which provides off road parking for multiple vehicles.

The enclosed rear garden is laid mainly to lawn with paved patio seating areas, perfect for outside entertaining, together with shrub borders, mature trees, timber storage shed, brick built storage space, gate access to the front aspect and further access to the studio/office.

Studio / Office

Converted garage space fitted with electrics, fitted carpet flooring and double glazed window to side aspect. The garage can be converted back to it's original use and benefits from a 1 metre panelling at the front, which provides additional storage space, together with the original up and over door.

Location

Mattishall is a historic village situated about 5 miles from the bustling market town of East Dereham and 10 miles from the Cathedral City of Norwich. Within Mattishall you can find a day nursery, pre-school (age 2 - 5), primary school (age 6 - 11), doctors surgery with chemist, Post Office, newsagent and the recently renovated Swan public house. There is also a convenience store, butchers, hairdressers, fish and chip shop, local garage, Tabnabs Cafe and South Green Park Cafe bar. There are several churches and a golf course with club house. In addition to this, there is a sports and social club with a large playing field with facilities for cricket and football.

directions to this property:

Upon entering the village of Mattishall from the Dereham direction, proceed towards the village centre, taking the right hand turn into Welgate. Continue along Welgate, turning right into Ivy Way and take the right hand turn into Lime Tree Close. Take the first right hand turn into Cherry Tree Close where the property will be situated at the bottom of the road on the right hand side, identified by our William H Brown 'For Sale' board.



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welcome to

Cherry Tree Close, Mattishall, Dereham

- NO ONWARD CHAIN!!
- Extended 3 Bedroom Detached Bungalow
- Impressive 21' Lounge With Central Fireplace
- Versatile Studio/Office Room
- Oil Fired Central Heating And Double Glazed Windows
- Enclosed, South-Facing Rear Garden
- Ample Off Road Parking Space
- Cul-De-Sac Position Within A Sought-After Village

Tenure: Freehold EPC Rating: E

offers in excess of

£325,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM115544 - 0006

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