



Dereham Road, Mattishall, Dereham, NR20 3NU

welcome to

Dereham Road, Mattishall, Dereham

Located within a well-established, non-estate position in Mattishall, sits this well-presented 3 bedroom detached bungalow, occupying a generous sized plot. Further boasting a fitted kitchen, 20' lounge/diner, well-proportioned wrap-around gardens, ample off road parking & more...



Description

We are extremely pleased to present to the market this pleasant 3 bedroom detached bungalow, located in a non-estate position within the historic village of Mattishall, offering local amenities close by.

In brief, the internal accommodation comprises; long entrance hall, bay-fronted 20' lounge/diner, fitted kitchen with pantry, utility room, three double bedrooms, with built-in wardrobes to master and the shower room. Outside, there are well-proportioned gardens which surround the property, together with a large shingle driveway which provides ample off road parking for multiple vehicles. Coupled with the accommodation, the property further benefits from oil fired central heating, double glazed windows and brick built sheds which offer storage space, access to the boiler and a cloakroom w.c.

Appealing to an assortment of buyers, an internal inspection is strongly recommended to fully appreciate the accommodation offered for sale!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, radiator, double glazed window to side aspect and doors opening to all rooms.

Lounge / Diner

20' 5" x 11' 11" (6.22m x 3.63m)

With fitted carpet flooring, central feature fireplace with surround, two radiators, two double glazed windows to side aspect and double glazed bay window to front aspect.

Kitchen

11' 10" x 11' (3.61m x 3.35m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, space for free standing fridge freezer, pantry, breakfast bar, tiled effect flooring, double glazed window to side aspect and double glazed door opening to;

Utility Room

UPVC build with double glazed windows surrounding, plumbing available for washing machine and double glazed door opening to the side aspect.

Bedroom One

12' 10" x 11' 11" (3.91m x 3.63m)

With fitted carpet flooring, built-in wardrobes, radiator and double glazed window to side aspect.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

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

Bedroom Three

11' 5" x 11' 4" (3.48m x 3.45m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The property sits on a generous sized plot and is accessed by a five-bar timber gate which opens to the shingle driveway. The long driveway provides ample off road parking for multiple vehicles, together with paved patio pathway leading to the main entrance.

There are well-tended gardens which surround the property, laid to lawn and offering space for outside entertaining and outdoor activities, together with shrub beds, mature hedging and trees.

To the rear of the garden, there are brick built sheds which house the external boiler, cloakroom w.c and offer further storage space.

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 along the road Dereham road and the property can be found on the left hand side.



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welcome to

Dereham Road, Mattishall, Dereham

- GUIDE PRICE £340,000 - £350,000
- Well Proportioned Mature Plot
- 3 Double Bedroom Detached Bungalow
- Impressive 20' Lounge/Diner
- Oil Fired Central Heating
- Double Glazed Windows
- Well-Tended Gardens Surrounding
- Ample Off Road Parking
- Sought-After Village Location

Tenure: Freehold EPC Rating: D

guide price

£340,000 - £350,000



Floor Plan

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:
DRM116323 - 0004

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