



**Crosskeys Way, Mattishall, Dereham, NR20 3RA**

**welcome to**

**Crosskeys Way, Mattishall, Dereham**

A fantastic 3 bedroom semi-detached bungalow, which has undergone a full programme of renovation, modernisation and improvement. Located within the popular village of Mattishall and boasting a re-fitted kitchen with integrated appliances, large garden, ample parking & garage!



## Description

We are delighted to welcome to the market this fully renovated and modernised 3 bedroom semi-detached bungalow, located within the historic village of Mattishall, with local amenities close by.

Offering a lovely open-plan layout, the internal accommodation comprises; entrance hall, welcoming lounge with central log burner, formal dining area, re-fitted dual-aspect kitchen with integrated appliances, three good sized bedrooms and the stylish bathroom suite.

Externally, the property enjoys an enclosed, well-proportioned rear garden, together with ample off road parking by hard standing and shingle driveway with further access to the single garage. Coupled with the accommodation, the property further benefits from electric heating and double glazed windows throughout.

Internal viewing is highly recommended to fully appreciate the accommodation!

## The Accommodation

### Entrance Hall

Double glazed entrance door to side aspect, wood effect flooring, built-in storage cupboard, airing cupboard housing hot water tank and doors opening to all rooms.

### Lounge

14' 9" x 10' 7" ( 4.50m x 3.23m )

With wood effect flooring, central log burner with tiled hearth, inset ceiling spotlights, electric radiator and opening to;

### Dining Area

11' 1" x 9' 5" ( 3.38m x 2.87m )

With wood effect flooring, inset ceiling spotlights, double glazed sliding patio doors opening to the rear garden and opening to;

## Kitchen

10' 4" x 6' 9" ( 3.15m x 2.06m )

A matching range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap above, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, integrated fridge and washing machine, wood effect flooring, inset ceiling spotlights and double glazed dual-aspect windows to side and rear aspects.

## Bedroom One

13' 5" x 10' 9" ( 4.09m x 3.28m )

With fitted carpet flooring, inset ceiling spotlights, electric heater and double glazed window to front aspect.

## Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

With fitted carpet flooring, inset ceiling spotlights, electric heater and double glazed window to front aspect.

## Bedroom Three

11' 1" x 8' ( 3.38m x 2.44m )

With fitted carpet flooring, inset ceiling spotlights, electric heater and double glazed window to side aspect.

## Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, part tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights and double glazed obscure glass window to side aspect.

## Outside

The property is approached by a long hard standing driveway, which provides off road parking for multiple vehicles and access to the garage. The remainder of the front is laid to shingle which provides further additional off road parking space.

Stepping through to the rear, you will immediately appreciate the excellent-sized garden that accompanies this property. Laid predominately to lawn with a paved patio seating area, perfect for alfresco dining or relaxing in the sunny weather, together with personal door access to the garage and gate access to the driveway.

## Garage

With power, lighting, window to side aspect, door opening to side aspect and electric roller door to front aspect.

## 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 though the village centre and take the left hand turn at the Parish Church into Burgh Lane. Continue along, taking the third left hand turning into Crosskeys Way and the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



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welcome to

## Crosskeys Way, Mattishall, Dereham

- Extended 3 Bedroom Semi-Detached Bungalow
- Renovated And Modernised Throughout
- Offers Open Plan Living Space
- Contrasting Bathroom Suite
- Electric Heating And Double Glazed Windows
- Enclosed, Well-Proportioned Rear Garden
- Ample Off Road Parking And Garage
- Sought-After Village Location

Tenure: Freehold EPC Rating: E

offers in excess of

**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM116300 - 0003

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