



**Jacob Drive, Mattishall, Dereham, NR20 3UZ**

**welcome to**

**Jacob Drive, Mattishall, Dereham**

\*NO ONWARD CHAIN\* A superb 4 bedroom detached house, situated within this sought-after development and boasting the remainder of the NHBC guarantee! The modern home offers an impressive 33' kitchen/dining room, utility & study rooms, 2 en suites, spacious garden, driveway parking & double garage!!



## Description

We are extremely pleased to offer for sale this stunning 4 bedroom detached family house, built by Denbury Homes in 2023 and located within the exquisite Kingfishers development in Mattishall, close by to local amenities. The property offers ample living accommodation, and also benefits from the remainder of the NHBC guarantee.

Offering a wonderful layout, the ground floor accommodation comprises; entrance hall, cloakroom w.c, inviting lounge with multi-fuel burner, extensive 33' kitchen/dining room with integrated appliances and bi-fold doors opening to the generous rear garden, separate utility room and utility room. This is complemented on the first floor by four great sized bedrooms, two of the rooms offering en suite shower rooms and three of the bedrooms offering built-in wardrobes, together with access to the four piece bathroom.

Outside, this contemporary home offers an enclosed, well-proportioned rear garden, driveway off road parking and access to the double garage. Coupled with the accommodation, the property further benefits from air source heating, underfloor heating and a range of double glazed windows throughout.

## The Accommodation

Double glazed entrance door opening to;

### Entrance Hall

With tiled flooring, underfloor heating, stairs rising to first floor landing, understairs storage cupboard, doors opening to the lounge, kitchen/dining room, study and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring and underfloor heating.

### Lounge

15' 5" x 14' 6" ( 4.70m x 4.42m )

With fitted carpet flooring, central multi-fuel burner with exposed brick surround, underfloor heating, double glazed window to side aspect, double glazed hardwood sash window to front aspect and double doors opening to;

## Kitchen / Dining Room

33' 1" x 9' 7" ( 10.08m x 2.92m )

An extensive range of matching wall and base units with granite worktops over and upstands, undermount stainless steel sink with granite draining area, built-in eye-level electric double oven, inset electric hob with extractor hood over and granite splashback, integrated dishwasher and fridge/freezer, tiled flooring, underfloor heating, inset ceiling spotlights, double glazed windows to rear aspect and door opening to the utility room.

The remainder of this grand room benefits from space for a dining table, further tiled flooring, underfloor heating, inset ceiling spotlights and double glazed bi-fold doors which open to the large rear garden.

## Utility Room

7' x 6' 2" ( 2.13m x 1.88m )

Fitted base unit with granite worktops and upstands, undermount stainless steel sink, plumbing available for washing machine, tiled flooring, underfloor heating and double glazed external door opening to the side aspect.

## Study Room

10' 8" x 8' 8" ( 3.25m x 2.64m )

With fitted carpet flooring, underfloor heating and double glazed hardwood sash window to front aspect.

## First Floor Landing

With fitted carpet flooring, two built-in storage cupboards, loft access, radiator and doors opening to all bedrooms and bathroom.

## Bedroom One

14' 6" x 13' 1" ( 4.42m x 3.99m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed hardwood sash window to front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed hardwood sash window to front aspect.

## Bedroom Two

11' x 10' 7" ( 3.35m x 3.23m )

With fitted carpet flooring, built-in wardrobes, radiator, double glazed hardwood sash window to front aspect and door opening to;

## En Suite

Three piece suite comprising low level w.c, hand wash basin, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, shaver point, radiator and double glazed obscure glass window to side aspect.

## Bedroom Three

10' x 9' 9" ( 3.05m x 2.97m )

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

## Bedroom Four

10' 8" x 9' 5" ( 3.25m x 2.87m )

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

## Family Bathroom

Four piece suite comprising low level w.c, hand wash basin, panelled bath, walk-in shower cubicle, part tiled walls, tiled flooring, shaver point, radiator and double glazed obscure glass window to rear aspect.

## External

When approaching the property, you will be greeted by a brickweave driveway which provides off road parking and access to the double garage. The remainder of the front is well-landscaped and paved pathways lead to both the main entrance and rear gate. The enclosed, generously proportioned rear garden is laid with top soil ready to turf and space dedicated for patio or decking.

## Double Garage

With power, lighting, personal door access to side aspect and up and over doors to front aspect.

## Agents Note

The vendors have informed us that all ground floor rooms have a thermostat as each room is zoned and can be independently controlled.



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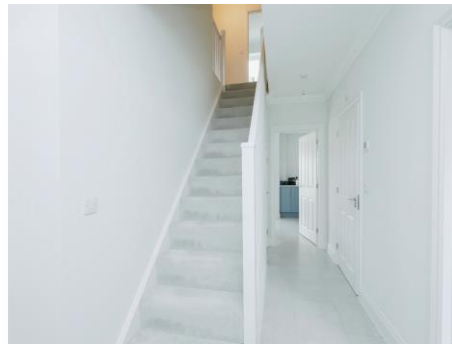
welcome to

## Jacob Drive, Mattishall, Dereham

- Immaculate 4 Bedroom Detached Family House, With NO ONWARD CHAIN!
- Contemporary 33' Kitchen/Dining Room With Integrated Appliances
- Separate Utility Room And 2 Reception Rooms
- En Suite Facilities To Bedrooms 1 And 2
- Air Source Heating, Double Glazed Windows And Underfloor Heating
- Remainder Of Nhhc Guarantee
- Well-Proportioned Garden, Driveway Parking And Double Garage
- Fantastic Development Within The Thriving Village Of Mattishall

Tenure: Freehold EPC Rating: B

# £525,000



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Property Ref:  
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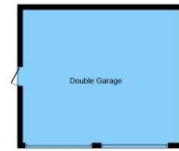
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Ground Floor



First Floor



Double Garage

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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.focallagent.com](http://www.focallagent.com)

### 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.



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