



Mill Street, Mattishall, Dereham, NR20 3QG

welcome to

Mill Street, Mattishall, Dereham

****NO ONWARD CHAIN**** A 3 bedroom link-detached bungalow, located within this well-served and highly regarded village of Mattishall. This property boasts a fitted kitchen, lounge with open fireplace, conservatory, shower room with separate cloakroom, gardens, generous driveway parking & garage!



Description

We are extremely pleased to present to the market this adaptable 3 bedroom link-detached bungalow, occupying a non-estate position within the popular village of Mattishall, boasting local amenities and bus routes close by.

The property would benefit from a programme of internal enhancement, and comprises; large entrance hall, lounge with central open fireplace, fitted kitchen, conservatory, three sizeable bedrooms of which two offers built-in wardrobes and the third currently used as a formal dining room. To finish the internal accommodation, there is a cloakroom w.c and shower room.

Coupled with the accommodation, the property further benefits from electric heating and double glazed windows. Outside, there is a hard standing driveway providing off road parking for multiple vehicles and access to the garage, together with lawned gardens to both aspects.

A full internal inspection is essential to fully appreciate the accommodation and location offered.
NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

With fitted carpet flooring, airing cupboard housing hot water tank, radiator, double glazed obscure glass windows to side and front aspect, doors opening to the lounge, kitchen, bedrooms, shower room and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks, tiled flooring, electric heater and double glazed obscure glass window to rear aspect.

Lounge

16' 1" x 12' 8" (4.90m x 3.86m)

With fitted carpet flooring, central open fireplace with tiled hearth and brick surround, radiator and double glazed window to front aspect.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

A range of wall and base units with complementary rolled edge work surfaces over, inset bowl 1.5 sink and drainer, tiled splashbacks, built-in electric double oven, inset electric hob with extractor hood over, space for fridge, plumbing available for washing machine, breakfast bar, tiled flooring, built-in storage cupboard, electric heater, ceiling fan, double glazed window to rear aspect and double glazed door opening to;

Conservatory

12' 8" x 9' 1" (3.86m x 2.77m)

UPVC and brick build with tiled flooring, double glazed windows surrounding and double glazed sliding doors opening to the rear garden.

Bedroom One

12' 7" x 11' 8" (3.84m x 3.56m)

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

Bedroom Two

11' x 8' 3" (3.35m x 2.51m)

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

Bedroom Three

12' x 8' (3.66m x 2.44m)

With fitted carpet flooring, built-in wardrobe, electric heater and double glazed window to front aspect.

Shower Room

Two piece suite comprising pedestal hand wash basin, walk-in shower cubicle, tiled walls, tiled flooring, electric heater and double glazed obscure glass window to front aspect.

Outside

The front of the property is approached by a hard standing driveway which provides off road parking space for multiple vehicles and access to the garage. The remainder of the front is laid to shingle and lawn with shrub beds, plant borders and pathways leading to the main entrance and side gate. The accommodation is partially enclosed by low level brick wall and mature hedging which provides a level of privacy to the home.

The enclosed rear garden is laid predominately to lawn with paved patio seating area, together with a variety of plant and shrub beds, mature hedging and personal door access to the garage.

Garage

With power, lighting, double glazed window to rear aspect, external entrance door and electric door to front aspect.

Situated at the back of the garage, there is a separate utility area which offers further space for freezer and tumble dryer.

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.



view this property online williamhbrown.co.uk/Property/DRM116433



welcome to

Mill Street, Mattishall, Dereham

- Versatile 3 Bedroom Link-Detached Bungalow
- Lounge And Conservatory
- Potential To Modernise And Enhance
- Electric Heating And Double Glazed Windows
- Front And Rear Gardens
- Driveway Parking And Garage
- Non-Estate Position Within Mattishall
- No Onward Chain!

Tenure: Freehold EPC Rating: E

£310,000



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



view this property online williamhbrown.co.uk/Property/DRM116433

Please note the marker reflects the postcode not the actual property



Property Ref:
DRM116433 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk