



Parkers Road, Mattishall, Dereham, NR20 3PS

welcome to

Parkers Road, Mattishall, Dereham

Gardeners Delight! Viewings are essential on this extended 3 bedroom semi-detached house, which has undergone improvements and enhancements from the current owners. The well-presented home offers ground floor cloakroom, open plan living, attractive rear garden with outbuildings & ample parking!



Description

We are delighted to present to the market this well-presented 3 bedroom semi-detached house, which has been extended by the current owners and benefits from a range of improvements throughout. The home sits on a sizeable plot within the popular village of Mattishall, offering local amenities close by.

In brief, the internal ground floor accommodation comprises; entrance porch, entrance hall, cloakroom w.c, welcoming lounge with central fireplace, fitted kitchen with built-in storage and open plan access to the dual aspect dining area. This is complemented on the first floor by the master bedroom with built-in wardrobe, two further bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, there is a brickweave driveway which provides ample off road parking for several cars, together with an attractive rear garden, split into three sections and offering generous space for outside activities and entertaining. There are produce areas, ideal for keen gardeners, alongside multiple outbuildings.

Viewings are essential on this extended home to fully appreciate the open plan living space and fantastic garden space! Contact us now!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Double glazed obscure glass window to front aspect and door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, radiator, doors opening to lounge and kitchen with further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, tiled walls, tiled flooring and double glazed obscure glass window to side aspect.

Lounge

14' 2" x 11' 2" (4.32m x 3.40m)

Fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, radiator and double glazed window to front aspect.

Kitchen

17' 5" x 8' 8" (5.31m x 2.64m)

A matching range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob with extractor hood over, space and plumbing for dishwasher, space for free standing fridge freezer, wood effect flooring, built-in double storage storage cupboard, double glazed window to rear aspect and open plan access to;

Dining Area

12' 2" x 10' 3" (3.71m x 3.12m)

Wood effect flooring, radiator, double glazed external door opening to the side aspect and double glazed patio doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, double glazed window to side aspect and doors opening to all bedrooms and bathroom.

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed windows to rear aspect.

Bedroom Two

10' 3" x 7' 4" (3.12m x 2.24m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

Fitted carpet flooring, radiator and double glazed window to front aspect.

Family Bathroom

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

Outside

The property is approached from the road by a brickweave driveway which provides generous off road parking space. The remainder of the front is partially enclosed by mature hedging and shrub borders, adding a sense of privacy to the home, alongside gated access leading to the rear garden.

Stepping out to the generously-proportioned rear garden, you are greeted by a lovely patio seating area, ideal for outside dining with friends and family. As you continue through the grounds, there is a well-tended lawn area, and for garden enthusiasts the garden is enhanced by produce areas, numerous plant beds, shrub borders, two greenhouses and three storage sheds. The garden is fully enclosed by timber fencing and mature trees, offering privacy and security to the home.

Improvements

This home has undergone a level of improvement throughout, including an extension to the rear in 2007, a brickweave driveway added, modernisation to the bathroom, cloakroom w.c added, roof insulated and water softer added.

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/DRM116684



welcome to

Parkers Road, Mattishall, Dereham

- Extended 3 Bedroom Semi-Detached House
- Undergone Improvement And Enhancement
- Open Plan Kitchen/Dining Area
- Ground Floor Cloakroom And First Floor Bathroom
- Large, Privately Enclosed Rear Garden
- Ample Off Road Parking
- Sought-After Village Location
- Oil Heating And Double Glazed Windows

Tenure: Freehold EPC Rating: Awaiting

£270,000



Ground Floor



First Floor

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



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DRM116684



Property Ref:
DRM116684 - 0002

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01362 692238



Dereham@williambrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williambrown.co.uk