



**Dereham Road, Mattishall, Dereham, NR20 3NL**

**welcome to**

**Dereham Road, Mattishall, Dereham**

>> Non-Estate, Elevated Plot! A 3 double bedroom detached bungalow, located within the well-regarded village of Mattishall, close by to local amenities. The property offers scope to modernise and enhance, further offering a bow-fronted lounge, conservatory, gardens, ample parking & more!



## Description

We are excited to present to the market this detached family-sized bungalow, offering 3 double bedrooms and sitting on a sizeable elevated plot. The property occupies a non-estate position within the sought-after village of Mattishall, with amenities and bus routes on your doorstep.

This home would benefit from a programme of internal decorative modernisation and enhancement, with the accommodation briefly comprising; entrance hall, dual-aspect lounge with feature fireplace, fitted kitchen with pantry, conservatory, three double bedrooms and the family bathroom.

Coupled with the accommodation, the property further benefits from oil fired heating and double glazed windows. Outside, gated access leads to the large shingle driveway which provides ample off-road parking for at least 4 cars, together with a south facing rear garden with mature shrubberies and timber storage sheds.

Internal & external inspection is essential to fully appreciate the accommodation and location for sale!

## The Accommodation

External entrance door opening to;

### Entrance Hall

With fitted carpet flooring, radiator and doors opening to all rooms.

### Lounge

14' 3" x 11' 8" ( 4.34m x 3.56m )

Dual aspect room with fitted carpet flooring, feature fireplace with tiled hearth and decorative brick surround, bow fronted double glazed window to front aspect and double glazed window to side aspect.

### Kitchen

12' 7" x 9' 8" ( 3.84m x 2.95m )

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, space for free standing fridge freezer, plumbing available for washing machine, pantry, wood effect flooring, radiator, dual aspect double glazed windows to side and rear aspects and door opening to;

### Conservatory

13' x 5' 7" ( 3.96m x 1.70m )

UPVC and brick build with tiled effect flooring, boiler, double glazed windows surrounding and double glazed external door opening to the side aspect.

### Bedroom One

12' 3" x 11' 6" ( 3.73m x 3.51m )

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

### Bedroom Two

10' x 10' 9" ( 3.05m x 3.28m )

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

### Bedroom Three

11' 7" x 7' 8" ( 3.53m x 2.34m )

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

### Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, fitted carpet flooring, radiator and double glazed obscure glass window to rear aspect.

## Outside

The property is set back from the road on an elevated plot with gated access to the large shingle driveway, providing ample off-road parking for several cars. The remainder of the front is laid to well-tended lawn with mature shrubberies offering privacy to the home, alongside a brickweave pathway to the side entrance.

Open plan access leads to the south facing rear garden, which is laid predominantly to lawn and shingle. A further range of mature plant beds and trees offer privacy and two sheds offer convenient storage space.

## Location

Mattishall is a historic village situated about 5 miles from the bustling market town of 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, hairdressers, fish and chip shop, local garage 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 towards the village centre along Dereham Road and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/DRM116636](http://williamhbrown.co.uk/Property/DRM116636)



welcome to

## Dereham Road, Mattishall, Dereham

- Detached Bungalow, Sitting On An Elevated Plot
- Offers 3 Double Bedrooms
- Bow-Fronted Lounge + Conservatory
- Fitted Kitchen And Bathroom
- South-Facing Rear Garden
- Ample Off-Road Parking
- Non-Estate, Sought-After Village Location

Tenure: Freehold EPC Rating: E

guide price

**£270,000 - £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:  
DRM116636 - 0004

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