



**Dereham Road, Mattishall Dereham NR20 3AA**

**welcome to**

**Dereham Road, Mattishall Dereham**

>> **VIEW NOW!** A generously-proportioned four bedroom detached bungalow, occupying a central non-estate position within this well-regarded village. Offered for sale with **NO CHAIN**, the home boasts an open-plan lounge/diner, conservatory, en suite, gardens, ample parking, garage & more...



We are excited to present to the market this spacious 4 bedroom detached bungalow, sitting on a slightly elevated, non-estate plot within the heart of this well-served mid-Norfolk village with local amenities close by.

The property would benefit from a programme of improvement and decorative enhancement to reach its full potential, and in brief comprises; entrance porch, entrance hall, welcoming 17' lounge with central fireplace and open-plan access to the dual aspect dining area, filled with natural lighting, fitted kitchen with a range of integrated appliances, conservatory overlooking the garden space, master bedroom with en suite shower room, three further great-sized bedrooms, and the family bathroom suite.

Outside, a brickweave driveway provides sufficient off-road parking and access to the garage, together with an enclosed rear garden laid predominantly to lawn. Coupled with the accommodation, the property further benefits from oil heating and double glazed windows.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Tiled flooring and door opening to;

### Entrance Hall

Fitted carpet flooring, radiator, doors opening to the master bedroom, bedroom two, the bathroom and further door opening to;

### Lounge

17' 6" x 12' 8" ( 5.33m x 3.86m )

Fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, two radiators, doors opening to remaining bedrooms, and open-plan access to;

### Dining Area

11' 2" x 10' 8" ( 3.40m x 3.25m )

Fitted carpet flooring, radiator, dual aspect double glazed windows to side and rear aspects, and sliding door opening to;

### Kitchen

14' 5" x 10' 1" ( 4.39m x 3.07m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, built-in microwave, integrated dishwasher, integrated fridge, integrated washing machine, tiled effect flooring, radiator, dual aspect double glazed windows to side and rear aspects, and double glazed door opening to;

### Conservatory

15' 5" x 11' 2" ( 4.70m x 3.40m )

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

### Master Bedroom

11' 1" x 10' 7" ( 3.38m x 3.23m )

Fitted carpet flooring, radiator, double glazed window to side aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring and shaver point.

### Bedroom Two

12' 8" x 7' 5" ( 3.86m x 2.26m )

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

### Bedroom Three

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

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

### Bedroom Four

10' 6" x 11' 5" ( 3.20m x 3.48m )

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

### Family Bathroom

Three piece suite comprising low level w.c, pedestal

hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and dual aspect double glazed obscure glass window to front and side aspects.

### Outside

The property sits on a slightly elevated plot and is approached by a large brickweave driveway which provides sufficient off-road parking and access to the single garage. The remainder of the front is laid to lawn with mature hedging which screens the home from the road and provides a level of privacy.

Stepping out to the enclosed rear, you are greeted by a generously-proportioned garden laid predominantly to lawn with a paved patio seating area, together with mature trees and shrubbery.

### Garage

Power, lighting, boiler, dual aspect windows to side and rear aspects, personal door access from the rear garden and up and over door to front.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

### 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.



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welcome to

## Dereham Road, Mattishall Dereham

- NO ONWARD CHAIN!
- Spacious and Versatile 4 Bedroom Detached Bungalow
- Open-Plan Lounge/Dining Area
- Fitted Kitchen with Integrated Appliances
- Master Bedroom En Suite

Tenure: Freehold EPC Rating: D

Council Tax Band: C



offers over

**£350,000**



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