



Dereham Road, Mattishall, Dereham, NR20 3NU

welcome to

Dereham Road, Mattishall, Dereham

>> GENEROUS PLOT! A well-presented detached bungalow, occupying a private non-estate position within this sought-after village. The versatile home boasts 3 double bedrooms, spacious lounge/diner, fitted kitchen, mature wrap-round gardens, ample off-road parking & so much more...



Description

We are extremely pleased to present to the market this well-proportioned 3 double bedroom detached bungalow, located in a non-estate position within the historic village of Mattishall, offering local amenities close by.

In brief, the internal accommodation comprises; long entrance hall, bay-fronted 20' lounge/diner, fitted kitchen with pantry, rear porch, three double bedrooms, with built-in wardrobes to master and the shower room. Outside, there are well-proportioned gardens which surround the property, together with a large shingle driveway which provides ample off road parking for multiple vehicles. Coupled with the accommodation, the property further benefits from oil fired central heating, double glazed windows and brick built sheds which offer storage space, access to the boiler and a cloakroom w.c.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, radiator, double glazed window to side aspect and doors opening to all rooms.

Lounge/Diner

20' 5" x 11' 11" (6.22m x 3.63m)

Fitted carpet flooring, central feature fireplace with surround, two radiators, two double glazed windows to side aspect and double glazed bay window to front aspect.

Kitchen

11' 10" x 11' (3.61m x 3.35m)

A range of wall and base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap above, tiled splashbacks, built-in eye-level double oven, inset electric hob with extractor hood over, space for free standing fridge freezer, pantry, breakfast bar, tiled effect flooring, double glazed window to side aspect and double glazed door opening to;

Rear Porch

UPVC build with double glazed windows surrounding and double glazed door opening to the side aspect.

Bedroom One

12' 10" x 11' 11" (3.91m x 3.63m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to side aspect.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

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

Bedroom Three

11' 5" x 11' 4" (3.48m x 3.45m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The property sits on a generous sized plot and is accessed by a five-bar timber gate which opens to the shingle driveway. The long driveway provides ample off road parking for multiple vehicles, together with paved patio pathway leading to the main entrance.

There are well-tended gardens which surround the property, laid to lawn and offering space for outside entertaining and outdoor activities, together with shrub beds, mature hedging and trees.

To the rear of the garden, there are brick built sheds which house the external boiler, cloakroom w.c and offer further 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 along the road Dereham road and the property can be found on the left hand side.



view this property online williamhbrown.co.uk/Property/DRM114343



welcome to

Dereham Road, Mattishall, Dereham

- 3 Double Bedroom Detached Bungalow
- Well-Proportioned Home And Plot
- Impressive 20' Lounge/Diner
- Modern Fitted Kitchen And Shower Room
- Mature Gardens With Great Potential
- Ample Off-Road Parking
- Private, Non-Estate Position
- Desirable Village Location, With Local Amenities

Tenure: Freehold EPC Rating: D

£325,000



Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DRM114343](https://www.williamhbrown.co.uk/Property/DRM114343)



Property Ref:
DRM114343 - 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@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)