



**Willow Close, Mattishall, Dereham, NR20 3PQ**



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**Willow Close, Mattishall, Dereham**

>> For Sale by Modern Auction!! PRICED TO SELL - A 3 bedroom detached bungalow, occupying a private corner plot within the well-served village of Mattishall. Offering scope for modernisation & enhancement, the home boasts a 24' lounge, kitchen/diner, gardens, driveway & garage!



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Fitted carpet flooring, double glazed floor to ceiling window to front aspect, and door opening to;

### Lounge/Dining Room

24' 10" max x 14' 5" max ( 7.57m max x 4.39m max )  
Fitted carpet flooring, central fireplace with decorative surround, wall lights, two radiators, double glazed bow window to front aspect, double glazed sliding patio doors opening to the rear garden and door opening to;

## Kitchen/Breakfast Room

19' 10" x 9' ( 6.05m x 2.74m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for electric oven, concealed extractor hood, integrated fridge freezer, space for washing machine, space for tumble dryer, built-in storage cupboard, cupboard housing hot water tank, tiled effect flooring, radiator, dual aspect double glazed windows to front and side aspects, double glazed external door to side aspect, and further door opening to;

## Inner Hallway

Fitted carpet flooring and doors opening to all bedrooms and bathroom.

## Bedroom One

12' 10" x 10' 8" ( 3.91m x 3.25m )

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

## Bedroom Two

11' x 10' 1" ( 3.35m x 3.07m )

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

## Bedroom Three

11' x 9' 7" ( 3.35m x 2.92m )

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

## Bathroom

Three piece suite comprising low level w.c pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to side aspect.

## Outside

The property is screened from the road by mature hedging for privacy, and is approached by a hard standing driveway which provides off-road parking. A timber gate opens with additional parking space, alongside access to the detached garage. The remainder of the front laid to lawn with numerous shrub beds and further gated access to the rear aspect.

Stepping out to the enclosed rear, the garden is laid predominantly to lawn with a paved patio seating area, providing versatile use, together with a variety of mature shrubberies and trees for added privacy and convenient storage sheds.

## Garage/Workshop

16' 3" x 9' 3" ( 4.95m x 2.82m )

Power, lighting, workshop to rear and up and over door to front.

## 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 Dereham Road towards the centre of the village and take the right hand turn onto Welgate Road. Take the left hand turn onto Willow Close and the property can be found immediately on the left hand side, identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/DRM116259](http://williamhbrown.co.uk/Property/DRM116259)



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## Willow Close, Mattishall, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Starting Bid Price £230,000 - Plus Reservation Fee
- Generous 3 Bedroom Detached Bungalow - View, Bid And Buy!
- Impressive Bow-Fronted 22' Lounge/Diner
- Private Corner Plot With Gardens, Driveway And Garage
- Sought-After Village With Local Amenities

Tenure: Freehold EPC Rating: E

guide price

**£230,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM116259 - 0004

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