



**Gregs Close, Mattishall, Dereham, NR20 3QN**



**welcome to**

**Gregs Close, Mattishall, Dereham**

Modern Living Throughout! A beautifully presented 3 bedroom semi-detached bungalow, occupying a cul-de-sac position within a sought-after village with local amenities close by. The versatile home boasts an integrated kitchen, 22' lounge, en suite, well-maintained gardens, driveway & en bloc garage!!



## Description

We are delighted to present to the market this improved and modernised 3 bedroom semi-detached bungalow, presented in excellent decorative order and located within the sought-after village of Mattishall with local amenities situated close by.

In brief, the internal accommodation comprises; spacious entrance hall, well-appointed fitted kitchen with a range of integrated appliances, an impressive 22' lounge with central log burner, master bedroom with en suite shower room, two further bedrooms, one currently used as a dining room, and the family bathroom.

Coupled with the accommodation, the property further benefits from oil fired central heating, double glazed windows and upgraded doors, which have been installed within recent years, along with upgraded flooring. Outside, there is a brickweave driveway, added in 2017 by the current owners, which offers off-road parking for two vehicles, together with an en bloc garage. There is a landscaped garden to the front of the home which provides space for outside entertaining, alongside access to the further enclosed rear garden.

A full internal viewing is essential to fully appreciate the accommodation and location offered for sale!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, built-in storage cupboard, loft space, radiator, doors opening to all bedrooms and bathroom, archway opening to kitchen, and further archway opening to;

### Lounge

22' 2" x 11' 7" ( 6.76m x 3.53m )

Wood effect flooring, central log burner with tiled hearth, radiator and double glazed patio doors opening to the front garden.

## Kitchen

12' 1" x 9' 9" ( 3.68m x 2.97m )

A modern range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl sink with chrome mixer tap, built-in eye-level double oven, inset induction hob with tiled splashback and extractor hood over, integrated dishwasher, fridge freezer and washing machine, breakfast bar, wood effect flooring, inset ceiling spotlights and double glazed window to front aspect.

## Master Bedroom

11' 4" x 10' 9" ( 3.45m x 3.28m )

Fitted carpet flooring, radiator, double glazed window to rear 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 heated towel rail.

## Bedroom Two

11' 5" x 10' 9" ( 3.48m x 3.28m )

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

## Bedroom Three/Dining Room

11' x 8' 2" ( 3.35m x 2.49m )

Wood effect flooring, radiator and double glazed window to side aspect.

## Family Bathroom

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

## Outside

The enclosed front of the property is beautifully maintained, featuring lawn and a resin stonebound seating area, perfect for outside entertaining and dining within the warmer months of the year. Further featuring plant borders and decorative slate beds which further enhance the space. Gated access leads to the brickweave driveway which provides off-road parking for two vehicles, together with an en bloc garage, perfect for additional storage space.

The rear aspect is further enclosed by timber fencing and features lawn, patio, plant borders and a convenient storage shed.

## En Bloc Garage

With 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 towards the end of the village and take the right hand turn into Church Lane. Pass the church and continue along into Mill Street. Take the right hand turn into Hunters Avenue and bear right onto Gregs Close. Continue to the bottom of the road where the property can be found on the right hand side.



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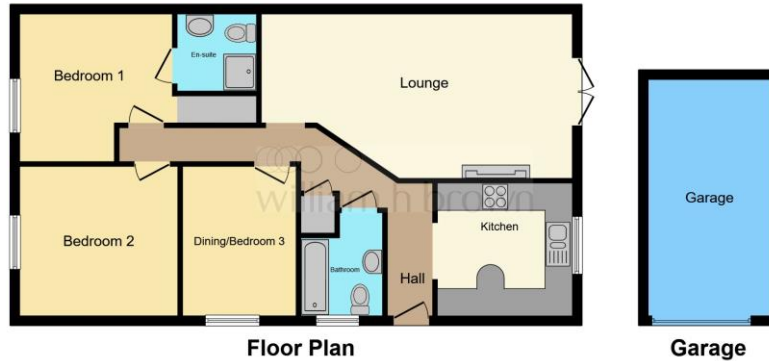
## Gregs Close, Mattishall, Dereham

- Immaculate 3 Bedroom Semi-Detached Bungalow
- Modern Fitted Kitchen With Integrated Appliances
- Impressive 22' Lounge With Log Burner
- Master Bedroom En Suite
- Adaptable Third Bedroom
- Well-Maintained, Privately-Enclosed Gardens
- Brickweave Driveway And En Bloc Garage
- Peaceful Cul-De-Sac Position Within Mattishall

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£335,000**



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.localagent.com



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Property Ref:  
DRM117196 - 0003

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