



Dereham Road, Mattishall, Dereham, NR20 3NL

welcome to

Dereham Road, Mattishall, Dereham

>> For Sale by Modern Auction! Occupying a delightful non-estate position in a well-served village is this detached bungalow, which offers scope to modernise and enhance. Boasting 3 double bedrooms, bow-fronted lounge, conservatory, south-facing garden & secure ample parking!



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

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.



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welcome to

Dereham Road, Mattishall, Dereham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow, Sitting On An Elevated Plot
- Offers 3 Double Bedrooms
- South-Facing Rear Garden
- Secure, Ample Off-Road Parking
- Non-Estate, Sought-After Village Location

Tenure: Freehold EPC Rating: E

Council Tax Band: C

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:
DRM117259 - 0002

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