



Rayners Way, Mattishall, Dereham, NR20 3NQ

welcome to

Rayners Way, Mattishall, Dereham

>> NO ONWARD CHAIN! An adaptable, well-proportioned 3/4 bedroom link-detached chalet style home, occupying a lovely village position within Mattishall. Boasting several reception rooms with further bedroom potential, fantastic rear garden backing onto natural splendour, workshop, driveway & garage!



Description

We are excited to present this generously-proportioned 3/4 bedroom link-detached chalet style home, located within a well-regarded residential area of Mattishall, with local amenities and bus routes close by.

In brief, the internal ground floor accommodation comprises; entrance porch leading through to the entrance hall, dual aspect lounge with central fireplace, versatile study room which offers flexible use as a home office or further bedroom, fitted kitchen with access to the rear porch, dining room again offering adaptable use, bespoke bedroom and convenient wet room. This is complemented on the first floor by two generous bedrooms both offering built-in wardrobes and eaves storage, alongside a separate cloakroom w.c.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, a brickweave driveway provides off-road parking and access to the garage, together with a well-established, private rear garden which backs onto a tranquil pond and meadowland.

Offered for sale with NO ONWARD CHAIN and boasting attractive garden space, viewings are essential!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Fitted carpet flooring, double glazed windows to side aspects and door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, airing cupboard, radiator and doors opening to all ground floor rooms.

Living Room

16' 4" x 11' (4.98m x 3.35m)

Dual aspect room with fitted carpet flooring, central electric fireplace with tiled hearth and surround, radiator and double glazed windows to front and side aspect.

Study

8' 6" x 7' 6" (2.59m x 2.29m)

Fitted carpet flooring, radiator and double glazed patio doors opening to the rear garden.

Kitchen

10' 9" x 10' (3.28m x 3.05m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, fitted carpet flooring, radiator, double glazed window to rear aspect and double glazed door opening to;

Rear Porch

Fitted carpet flooring and double glazed external door opening to the side aspect.

Dining Room/Bedroom Four

10' 11" x 10' 5" (3.33m x 3.17m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Three

10' 4" x 9' 9" (3.15m x 2.97m)

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

Wet Room

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

First Floor Landing

Fitted carpet flooring and doors opening to both bedrooms and cloakroom.

Bedroom One

13' 8" x 7' 11" (4.17m x 2.41m)

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

Bedroom Two

10' 4" x 9' 11" (3.15m x 3.02m)

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

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, tiled effect flooring and double glazed window to rear aspect.

Outside

The front of the property is approached via a brickweave driveway which provides off-road parking space and access to the garage. The remainder of the frontage features lawn beds, enhanced by plants and shrubs, together with gated access leading to the side aspect.

Enjoying a picturesque and private outlook, the rear garden is of a generous size and fully enclosed, backing directly onto a tranquil pond and open meadowland. Laid predominately to lawn, the garden further features patio seating space, ideal for outdoor dining and relaxation, along with mature trees and a charming pergola providing a degree of shade. Additional features include a storage shed and a powered workshop, offering excellent versatility for hobbies or practical use. The garden also benefits from access to the garage and a side gate with a convenient paved walkway.

Workshop

Power, lighting and window to side aspect.

Garage

Power, lighting, storage above, personal door to rear and electric roller door to front.



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Rayners Way, Mattishall, Dereham

- **NO ONWARD CHAIN**
- Spacious 3/4 Bedroom Link-Detached Home
- Versatile Study And Dining Room, Perfect For Additional Bedroom Space
- Wet Room And First Floor Cloakroom
- Private, Charming Rear Garden Backing Onto Wildlife
- Driveway Parking, Garage And Workshop
- Popular Village Location
- Local Amenities Close By

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£325,000



Total floor area 96.6 m² (1,039 sq.ft.) approx

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



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Property Ref:
DRM117345 - 0002

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