



**PORTFOLIO**  
from



william h brown

Dereham Road, Mattishall, NR20 3AA

# Dereham Road, Mattishall, NR20 3AA

*A superb 4-bed detached home on a generous non-estate plot in a highly-regarded village with local amenities close by. Boasting spacious living, 26' lounge with log burner, 29' kitchen/diner, 2 en suites, private garden with 2 versatile sections, secure ample parking & single garage!*



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Tiled effect flooring, stairs rising to first floor landing, radiator, double glazed obscure glass floor to ceiling window to front aspect, doors opening to lounge, kitchen/dining room, utility room and further door to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, part tiled walls, tiled effect flooring, radiator and double glazed obscure glass window to side aspect.

### Lounge

26'1 x 14'1

Triple aspect room with wood effect flooring, central log burner with tiled hearth and brick surround, under stairs storage cupboard, inset ceiling spotlights, two radiators, double glazed windows to side aspects and double glazed French doors with side panels opening to the rear garden.

### Kitchen/Dining Room

29'5 x 10'2

A contrasting range of wall and floor mounted base units with quartz worktops over, inset under-mount 1.5 bowl



stainless steel sink with macerator and mixer tap, tiled splashbacks, space for Rangecooker, extractor fan over, integrated dishwasher, space for American fridge freezer, breakfast bar, tiled flooring, inset ceiling spotlights, two radiators, double glazed windows to front and side aspects and double glazed French doors opening to the rear garden.

### Utility Room

8'11 x 8'4

A further range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks,

space for washing machine, space for tumble dryer, tiled flooring, inset ceiling spotlights, radiator, double glazed window to front aspect and double glazed external door opening to the side aspect.

### First Floor Landing

Fitted carpet flooring, airing cupboard, built-in storage cupboard, loft hatch, radiator, double glazed window to side aspect and doors opening to all bedrooms and family bathroom.

### Master Bedroom

10'3 x 10'1

Tiled effect flooring, built-in wardrobes, inset ceiling spotlights, 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, tiled splashbacks, walk-in corner shower cubicle, tiled effect flooring, heated towel rail and Velux window.

### Bedroom Two

12'10 x 10'1

Tiled effect flooring, built-in wardrobes, inset ceiling spotlights, radiator, double glazed window to front aspect and door opening to;

### En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled effect flooring, heated towel rail and Velux window.

### Bedroom Three

10' x 7'10

Tiled effect flooring, built-in wardrobes, inset ceiling spotlights, radiator and double glazed window to rear aspect.

### Bedroom Four

8'6 x 8'4

fitted carpet flooring, inset ceiling spotlights, radiator and double glazed window to front aspect.

### Family Bathroom

Four piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, panelled bath, walk-in shower cubicle, tiled effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

### External





The property is approached via an attractive five-bar gate, opening onto a large shingle driveway that provides ample off-road parking and leads to a single garage. A mature tree and plant beds adds character to the frontage, while established hedging outlines the boundary, offering privacy and security.

The enclosed rear garden is thoughtfully divided into two sections, offering both style and functionality. The first area is laid to a well-maintained lawn, bordered by an array of attractive, well-stocked planting that brings seasonal colour and charm. A paved patio seating area provides the perfect spot for outdoor dining. Gated entry leads to a second, versatile section of the garden - ideal for those with a green thumb. Here you'll find the vegetable patch, complemented by an additional patio seating area for enjoying the sun in a more secluded setting. To the side, a useful passageway offers extra storage space and provides personal access to the garage.

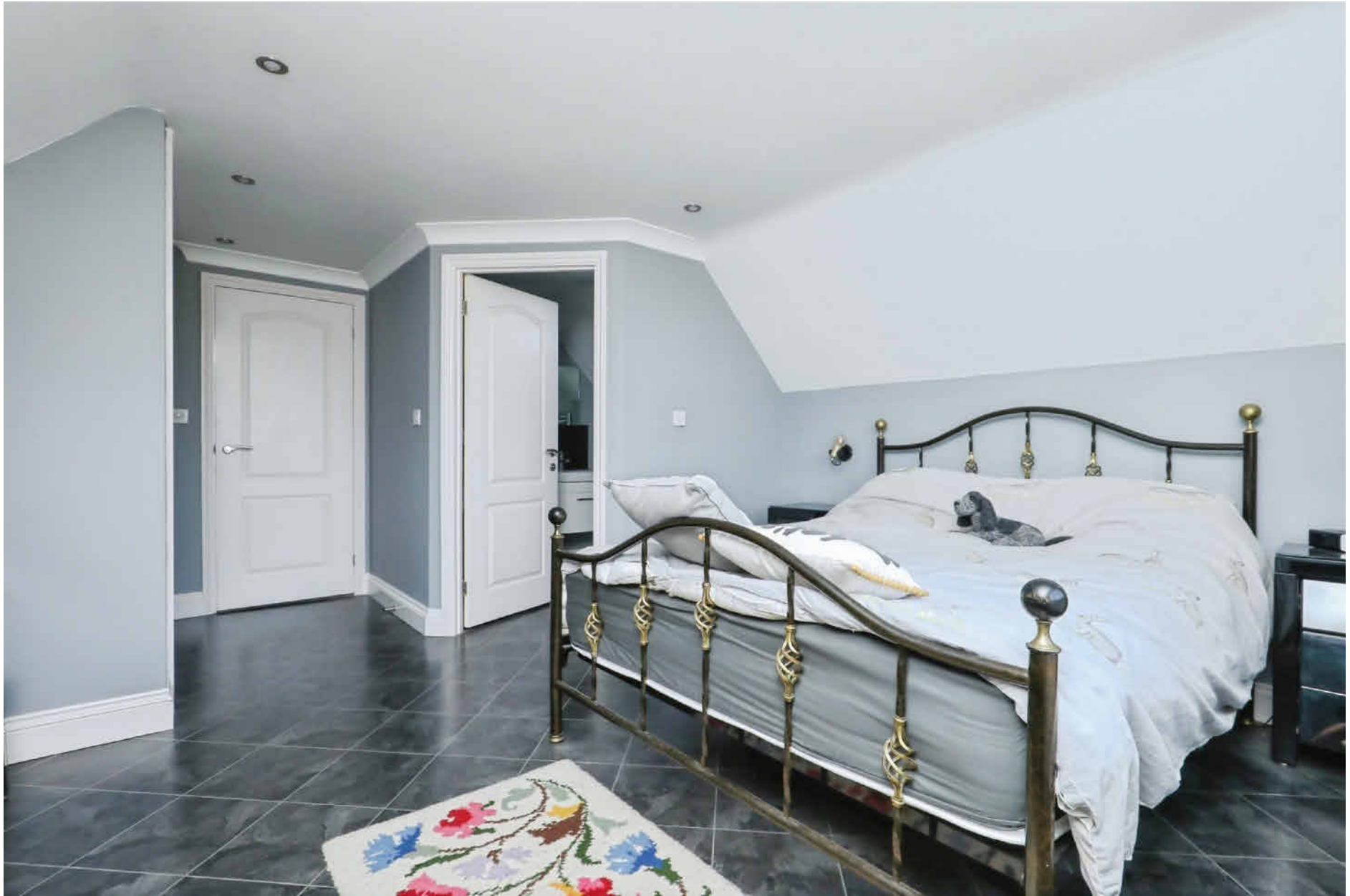
### Garage

Power, lighting, personal door to rear, double glazed window to side aspect 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.



welcome to

## Dereham Road, Mattishall, NR20 3AA

An individual, immaculately presented 4-bed detached house, occupying a generous, non-estate plot in a sought-after village setting, offering spacious, stylish living and versatility. Boasting a spacious lounge with log burner, stunning 29' kitchen/diner, separate utility, 2 en suites, well-maintained gardens split into two areas, secure ample parking & single garage. A must view home!

**£500,000**

- Impressive 4-Bed Detached House
- Stunning 29' Kitchen/Dining Room & Separate Utility
- 2 En Suite Shower Rooms
- Private Gardens, Ample Parking & Garage

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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To find out more information or to arrange a viewing call

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