



Mill Road, Mattishall, Dereham, NR20 3RN

welcome to

Mill Road, Mattishall, Dereham

A well-proportioned, flexible 4 bedroom detached bungalow, set within a sought-after village with local amenities close by. Boasting modern living with a lounge with log burner, dining area, spacious conservatory/utility space, cloakroom & 4-piece bathroom, private garden, ample parking & garage!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Fitted carpet flooring, airing cupboard, built-in storage cupboard, radiator, doors opening to lounge, kitchen, all bedrooms, family bathroom and further door opening to;

Cloakroom

Two piece suite comprising low level w.c, hand wash vanity unit, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

15' 1" x 11' 6" (4.60m x 3.51m)
Fitted carpet flooring, central log burner with tiled hearth, radiator, double glazed window to front aspect and archway to;

Dining Area

12' x 8' (3.66m x 2.44m)
Tiled flooring, two radiators, double glazed patio doors with side panels opening to conservatory/utility room and opening to;

Kitchen

11' 11" x 7' 10" (3.63m x 2.39m)
A 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, built-in electric oven, inset gas hob with extractor good over, integrated dishwasher, space for American fridge freezer, tiled flooring, inset ceiling spotlights and double glazed window to rear aspect.

Conservatory/Utility

20' 4" x 10' 1" (6.20m x 3.07m)
UPVC and brick build with a matching range of floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, space for washing machine, space for tumble dryer, breakfast bar, tiled flooring, double glazed windows surrounding, double glazed external door to side aspect and double glazed French doors opening to the rear garden.

Bedroom One

12' x 9' 7" (3.66m x 2.92m)
Fitted carpet flooring, built-in wardrobes, radiator and two double glazed windows to front aspect.

Bedroom Two

12' x 8' 8" (3.66m x 2.64m)
Fitted carpet flooring, built-in storage cupboard, radiator and two double glazed windows to front aspect.

Bedroom Three

8' x 7' 10" (2.44m x 2.39m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Four

7' 11" x 7' 10" (2.41m x 2.39m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

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

Outside

Set behind a large, low-maintenance frontage, this attractive home boasts an extensive shingle driveway providing ample parking and access to the garage. A bespoke pathway leads to the storm porch and front entrance, with neatly arranged flower beds adding colour and charm. A personal door to the garage adds convenience, while brick walling to the front and fencing to the side creates a sense of privacy and enclosure.

To the rear, the garden is fully enclosed and thoughtfully arranged, offering a lawned area, patio seating space perfect for outdoor dining, and raised beds with vibrant plant borders adding colour and charm. A greenhouse and storage shed provide excellent gardening and storage solutions, while

gated access to the front offers added convenience. An ideal space for relaxing, entertaining, or cultivating your green thumb.

Garage

16' 1" x 7' 11" (4.90m x 2.41m)
Power, lighting, double glazed door to side 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 Mattishall from the Dereham direction, proceed along Dereham Road and take the left hand turn into Mill Road. Continue along and the property can be found on the right hand side.



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welcome to

Mill Road, Mattishall Dereham

- Spacious, Beautifully Presented Detached Bungalow
- Offers 4 Adaptable Bedrooms
- Charming Open-Plan Lounge/Diner With Log Burner
- Generous Conservatory With Utility Area
- Family Bathroom And Separate Cloakroom
- Private Rear Garden, Ample Parking And Garage
- Peaceful Village Location

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

guide price

£350,000 - £375,000



Total floor area 121.6 m² (1,309 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 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 must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
DRM117432 - 0002

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