



Willow Close, Mattishall, Dereham, NR20 3PQ

welcome to

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****VENDORS HAVE FOUND**** An inviting 2 bedroom semi-detached bungalow, located within a well-regarded, cul-de-sac in Mattishall. Boasting an updated kitchen & shower room, 20' lounge/diner, versatile second bedroom, tandem driveway, garage & an enclosed, split-level rear garden!!



Description

This beautifully presented 2-bed semi-detached bungalow enjoys a cul-de-sac position within a well-served village, offering convenient access to a range of local amenities. The property has been thoughtfully updated in recent years, creating a well-proportioned home that is ready to move into.

The accommodation begins with an entrance porch leading into the stylish fitted kitchen, installed in 2020, complete with under-cabinet lighting and utility space. From here, an inner hallway gives access to the remainder of the home, including a spacious 20' lounge/dining room, enhanced by French doors that open directly to the garden, flooding the room with natural light. The principal bedroom is a generous size, while the second double bedroom provides excellent versatility, lending itself to use as a study, snug, playroom, or guest room, with further French doors to the garden. The modern shower room, installed in 2022, completes the interior accommodation.

Outside, the property benefits from tandem driveway parking to the front, alongside a garage and a granite shingle area which offers further potential parking space. To the rear, the split-level garden is fully enclosed and designed with entertaining in mind.

Further benefits include Du Casa Electric heaters with the convenience of individual thermostat control and double glazed windows. This home presents an ideal space for those seeking a well-maintained and adaptable bungalow in a desirable setting.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Wood effect flooring, electric heater, double glazed window to front aspect and double glazed door opening to;

Kitchen

11' 2" x 9' 6" (3.40m x 2.90m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, space for electric cooker, space for dishwasher, space for free standing fridge freezer, wood effect flooring, under-cabinet lighting, double glazed window to side aspect and opening to;

Inner Hallway

Wood effect flooring, loft hatch, electric heater, doors opening to both bedrooms, shower room and further door to;

Lounge/Dining Area

20' 8" x 11' 10" (6.30m x 3.61m)

Wood effect flooring, individual thermostat control, two electric heaters and double glazed French doors opening to the rear garden.

Bedroom One

14' 9" x 11' 10" (4.50m x 3.61m)

Fitted carpet flooring, electric heater and double glazed window to front aspect.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)

Fitted carpet flooring, electric heater and double glazed French doors opening to the rear garden.

Shower Room

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

Outside

The property is approached via a hard standing driveway providing sufficient tandem parking and access to the single garage. The remaining area is laid to granite shingle for ease of maintenance and is partially framed by low level fencing, offering an adaptable space which can be utilised for additional parking is required.

The rear garden is attractively split-level, with the top section laid to patio, providing an ideal space for outdoor dining, relaxing and entertaining. Steps lead down to a lawn area, neatly framed by shingle and plant borders, adding colour and charm. The garden is privately enclosed by a combination of fencing and a natural hedge to the rear.

Garage

Power, lighting, space for washing machine and tumble dryer, double glazed personal door 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. 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 along Dereham Road towards the centre of the village and take the right hand turn onto Welgate Road. Take the left hand turn onto Willow Close and the property can be found towards the end of the road on the left hand side.



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Willow Close, Mattishall, Dereham

- Generous 2 Bedroom Semi-Detached Bungalow
- Spacious Lounge/Diner With French Doors To Garden
- Versatile Second Double Bedroom, Ideal As Study, Snug Or Playroom
- Modern Fitted Kitchen Installed In 2020
- Stylish Shower Room Fitted In 2022
- Enclosed, Split-Level Rear Garden, Tandem Driveway With Additional Parking Space And Garage
- Quiet Cul-De-Sac Position, Within Mattishall

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£250,000 - £270,000



Total floor area 86.8 m² (934 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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