



**Walnut Tree Road, Mattishall, Dereham, NR20 3GS**

**welcome to**

**Walnut Tree Road, Mattishall, Dereham**

>> 35% SHARED OWNERSHIP! A fantastic chance to get your hands on this 2 double bedroom semi-detached bungalow, located within a highly-regarded village development. Built by Abel Homes, and boasting open-plan living, bathroom, enclosed garden & driveway parking!



## Description

An excellent opportunity to purchase a 35% shared ownership share of this well-presented two bedroom semi-detached bungalow, built by award-winning developer Abel Homes. Perfectly positioned in a sought-after village location, this modern home offers the ideal blend of comfort, style, and commuting living - with local amenities close by.

The accommodation comprises an entrance hall leading to a cosy lounge with open-plan access to a modern fitted kitchen, creating a bright and social living space, with ample room for a large dining table. There are two double bedrooms and a family bathroom which complete the home.

Outside, the property enjoys a well-stocked, enclosed rear garden - perfect for entertaining - along with tandem driveway parking to the side. Built to high energy efficiency standards, the home benefits from air source heating and double glazed windows throughout.

This lovely bungalow is ideal for first time buyers or downsizers looking to enjoy modern village living with the benefits of shared ownership.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, built-in storage cupboard, radiator and doors opening to all rooms.

### Lounge

14' 8" x 13' 1" ( 4.47m x 3.99m )

Fitted carpet flooring, two radiators, double glazed window to front aspect, double glazed external door opening to the side garden and open-plan access to;

### Kitchen

13' x 9' 3" ( 3.96m x 2.82m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for electric cooker, fitted extractor, space for dishwasher, fridge freezer and washing machine, wood effect flooring, radiator and double glazed window to side aspect.



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## Bedroom One

13' 7" x 10' 4" ( 4.14m x 3.15m )

Fitted carpet flooring, radiator and double glazed window overlooking the side driveway.

## Bedroom Two

11' 11" x 11' 9" ( 3.63m x 3.58m )

Fitted carpet flooring, radiator and double glazed window which overlooks the road.

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, wood effect flooring, heated towel rail and light activated extractor fan.

## Outside

The property is approached by a brickweave and shingle driveway which provides off-road parking for two vehicles. The remaining space is enhanced by plant beds which add a touch of colour, along with access to the main entrance and gate to the rear garden.

Stepping out to the rear, the garden is well-stocked with numerous plants and shrubs. Dedicated patio areas provide ideal spots for outdoor entertaining and relaxing, along with paved pathways, a convenient storage shed and outside tap. The garden further features a storage area, perfect for bins and other needs. Timber fencing encloses the garden for privacy and security.

## 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, chiropodist, 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.

## Agents Note

Please note the listing price shown of £92,750 is a 35% share, based on the full market value of £265,000. We understand the property is leasehold. The lease length is 125 years from and including 13 February 2020. The current ground rent is £4,391.28 per annum and the current buildings insurance is £422.64 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

## directions to this property:

Upon entering the village of Mattishall from the Dereham direction, proceed towards the village centre, taking the right hand turn into Cedar Rise. Continue along then take the left hand turn into Walnut Tree Road. The property can be found on the left hand side.

**welcome to**

## **Walnut Tree Road, Mattishall**

- \*\*35% SHARED OWNERSHIP\*\*
- 2 Double Bedroom Semi-Detached Bungalow
- Open-Plan Lounge/Kitchen
- Air Source Heating And Double Glazed Windows
- Private, Well-Stocked Garden
- Driveway Parking For Two Vehicles
- Sought-After Village Development, With Local Amenities
- Modern Home Built By Abel Homes

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 422.64

Ground Rent: 4391.28

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Feb 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 70.9 m<sup>2</sup> (763 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

# **£92,750**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM117719 - 0003

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