



Walnut Tree Road, Mattishall, Dereham, NR20 3GS

welcome to

Walnut Tree Road, Mattishall, Dereham

A beautifully presented, energy efficient 2 double bedroom semi-detached home, built in 2018 and located within this sought-after village development. The contemporary property boasts an integrated kitchen, open-plan lounge/diner, master en suite, private rear garden, driveway, garage & much more!



Description

We are extremely pleased to present to the market this 'A' rated energy efficient semi-detached house, located within a well-connected village development in Mattishall, with local amenities close by. Built in 2018 by the reputable Abel Homes builders and boasting the remainder of the NHBC guarantee.

Inside, the property welcomes you by an entrance hall with built-in storage space, a convenient cloakroom w.c, modern fitted kitchen with integrated Bosch appliances and an open-plan lounge/diner with French doors opening to the rear garden. Upstairs, you'll find the master bedroom complete with en suite shower room, a further double bedroom and family bathroom suite.

Outside, a shingle and brickweave driveway provides off-road parking for two vehicles and access to the single garage. To the rear, there is a well-manicured, private garden which is perfect for outdoor entertaining. Further benefits include highly efficient air source heat pump with split zoned temperature setting, central heating via thermostatically controlled underfloor heating to the ground floor and via thermostatically controlled radiators to the first floor, UPVC triple glazed windows, air conditioning fitted by the vendors, EV charger and a Photovoltaic solar panel system, making this modern home incredibly low cost to run.

Offering a 'move straight in feel', this property must be viewed to appreciate the size, presentation and quality of the accommodation offered for sale!

The Accommodation

Composite front door opening to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage, built-in storage cupboard, underfloor heating, doors opening to kitchen, lounge and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, tiled flooring and underfloor heating.

Kitchen

14' 3" x 7' 7" (4.34m x 2.31m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level electric Bosch oven, inset electric Bosch hob with concealed extractor over, fully integrated Bosch A+ Rated fridge/freezer and dishwasher, integrated washing machine, tiled flooring, underfloor heating, inset ceiling spotlights, triple glazed window to front aspect and open-plan access to;

Lounge/Diner

15' 6" x 13' (4.72m x 3.96m)

Fitted carpet flooring, underfloor heating, fitted aircon, triple glazed floor to ceiling window to rear aspect and double glazed French doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, airing cupboard housing hot water tank, loft hatch, radiator and doors opening to both bedrooms and family bathroom.

Master Bedroom

11' 7" x 10' 4" (3.53m x 3.15m)

Fitted carpet flooring, fitted aircon, radiator, double glazed window to rear aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, wall-mounted hand wash basin, walk-in shower cubicle, part tiled walls, tiled effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Bedroom Two

11' 10" x 10' 4" (3.61m x 3.15m)

Fitted carpet flooring, fitted aircon, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, wall-mounted hand wash basin, panelled bath, part tiled walls, tiled effect flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to side aspect.

Outside

The front of the property is landscaped, featuring a range of plants and shrubs. A brickweave pathway leads to the main entrance, along with steps which lead to the side driveway, providing off-road parking for two vehicles and access to the single garage. A side gate provides entry to the rear garden.

Stepping out to the attractive rear, the garden is also landscaped and provides the perfect spot for outdoor entertaining. Laid predominately to well-tended lawn, alongside a covered patio seating area, which provides an ideal space for dining or relaxing. The garden is further enhanced by raised flower beds which add further greenery, an outside tap and steps that lower to the garage. Timber fencing fully encloses the home for privacy and security.

Garage

20' x 10' (6.10m x 3.05m)

Power, lighting, personal door to side and electric 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, 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.



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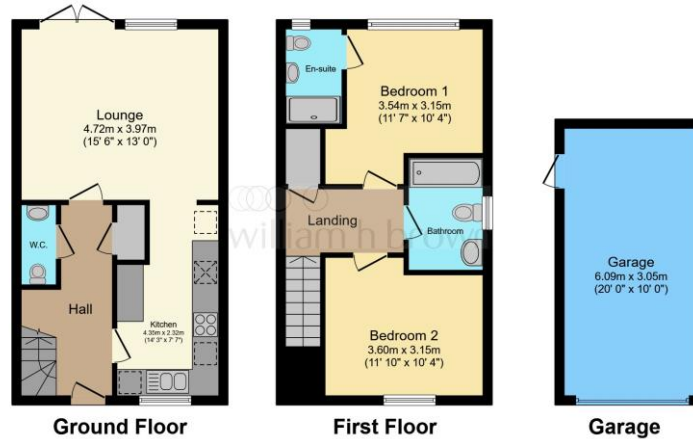
- Immaculate 2 double bedroom semi-detached house
- Modern fitted kitchen with integrated appliances
- Cloakroom w.c, en suite shower room and family bathroom
- 'A' rated energy efficiency with UPVC triple glazed windows and solar PV
- Air conditioning fitted by vendor and EV charger
- Remainder of NHBC guarantee
- Private and landscaped rear garden, driveway and garage
- Highly-regarded village location with local amenities

Tenure: Freehold EPC Rating: A

Council Tax Band: B

offers in excess of

£250,000



Total floor area 93.7 m² (1,009 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:
DRM117733 - 0004

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