



Burgh Lane, Mattishall, Dereham, NR20 3QP

welcome to

Burgh Lane, Mattishall, Dereham

A deceptively spacious & versatile 4 bedroom semi-detached chalet, occupying a non-estate position within the well-connected village of Mattishall. Boasting 2 reception rooms, conservatory, fitted kitchen, bathroom & shower rooms, private garden, driveway parking, detached garage & more!



Description

Occupying a non-estate, elevated position within a desirable village offering local amenities, this well-presented and adaptable four bedroom semi-detached chalet provides generous and flexible accommodation, perfectly suited to a range of lifestyles and family needs.

The ground floor welcomes you with an entrance hall, leading to a generous lounge and an inviting conservatory overlooking the rear garden. The fitted kitchen includes useful utility space, while a formal dining room provides an excellent area for entertaining. Two ground-floor bedrooms offer versatility - ideal for guest accommodation, a study, or home office - served by a family bathroom.

Upstairs, the first-floor landing provides eaves storage and access to a boarded loft, along with two further bedrooms and a shower room, completing this flexible and well-planned layout. Externally, the property benefits from driveway parking to the front with an additional shingled area offering scope for further parking, a detached garage, and a private, well-presented rear garden providing a pleasant outdoor retreat.

Offering space, comfort, and adaptability in a sought-after village location, this lovely home represents an excellent opportunity for those seeking a property that can grow and change with their needs.

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, built-in storage cupboard, radiator, doors opening to ground floor bedrooms, family bathroom, dining room and further door to;

Lounge

15' 5" x 13' 9" (4.70m x 4.19m)

Fitted carpet flooring, radiator, door to kitchen and double glazed French doors with side panels to;

Conservatory

11' 11" x 7' 8" (3.63m x 2.34m)

UPVC and brick build with tiled flooring, wall lights and double glazed French doors with side panels opening to the rear garden.

Kitchen

16' x 9' 3" (4.88m x 2.82m)

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, space for electric cooker, fitted extractor hood, integrated dishwasher, space for free standing fridge freezer, space for washing machine, cupboard housing boiler, tiled flooring, inset ceiling spotlights, skylight, double glazed windows to side and rear aspects, and double glazed external door opening to the rear garden.

Dining Room

14' 6" x 10' 6" (4.42m x 3.20m)

Wood effect flooring, stairs rising to first floor landing, radiator and double glazed window to front aspect.

Bedroom Three

11' 3" x 7' 1" (3.43m x 2.16m)

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

Bedroom Four/Study

11' 3" x 6' 10" (3.43m x 2.08m)

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

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, built-in storage cupboard, heated towel rail and double glazed obscure glass window to side aspect.

First Floor Landing

Fitted carpet into wood effect flooring, eaves storage and doors opening to remaining bedrooms and shower room.

Bedroom One

9' 7" x 8' 9" (2.92m x 2.67m)

Wood effect flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Two

11' 10" x 8' (3.61m x 2.44m)

Wood effect flooring, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, walk-in shower cubicle, wood effect flooring, radiator and double glazed obscure glass window to rear aspect.

Outside

The property is set back from the road on a slightly elevated plot, approached by a hard standing driveway which provides tandem off-road parking and access to the detached single garage. The remaining space is laid to shingle, complemented by a range of plant beds which add colour.

Stepping out to the non-overlooked rear, the garden is laid predominately to well-tended lawn, enhanced by patio seating areas, shrub beds and trees, adding to its outdoor appeal. Timber fencing encloses for privacy and gate access leads to the side aspect.

Detached Garage

19' 7" x 10' 6" (5.97m x 3.20m)

Power, lighting, window to rear, personal 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, 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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welcome to

Burgh Lane, Mattishall Dereham

- Generous and adaptable 4 bedroom semi-detached chalet
- Offers 2 reception rooms plus conservatory
- Modern fitted kitchen with utility space
- Oil fired central heating and double glazed windows
- Ground floor bathroom and first floor shower room
- Private rear garden, driveway and detached garage
- Popular, non-estate village location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£300,000 - £325,000



Total floor area 131.1 m² (1,411 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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