



**Back Lane, Mattishall, Dereham, NR20 3QX**



**welcome to**

**Back Lane, Mattishall, Dereham**

>> SUPERB VIEWS FROM YOUR DOORSTEP! A 3 bedroom semi-detached bungalow, occupying a delightful non-estate setting towards the edge of the well-served village of Mattishall. The property offers a fitted kitchen/diner, shower room, gardens, driveway parking, garage & more...



## Description

We are extremely pleased to present to the market this well-presented 3 bedroom semi-detached bungalow, enjoying fantastic countryside views from your doorstep and occupying a non-estate position within the well-appointed village of Mattishall.

In brief, the internal accommodation comprises; entrance hall with built-in storage space, welcoming 14' lounge overlooking the rear garden, fitted kitchen/diner, three bedrooms and the shower room. Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, there is a shingle driveway which provides tandem off road parking and access to the garage, together with a privately enclosed rear garden.

With breathtaking views from all bedrooms and offered for sale with NO ONWARD CHAIN, internal and external viewings are highly recommended!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With wood effect flooring, built-in storage cupboard, radiator, doors opening to all bedrooms, shower room and further door opening to;

### Lounge

14' 9" x 13' 6" ( 4.50m x 4.11m )

With fitted carpet flooring, radiators, double glazed window overlooking the rear garden and door opening to;

### Kitchen/Diner

12' 6" x 12' 3" ( 3.81m x 3.73m )

A matching range of wall and base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, space for electric oven with splashback, space for fridge freezer, tiled effect flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### Bedroom One

14' 2" x 10' 3" ( 4.32m x 3.12m )

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

### Bedroom Two

11' 2" x 7' ( 3.40m x 2.13m )

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

### Bedroom Three

11' x 6' 9" ( 3.35m x 2.06m )

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

### Shower Room

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

### Outside

The property is approached from the road by a shingle driveway which provides generous off road parking and access to the garage. The remainder of the front is laid to well-tended lawn with shrub borders.

The rear garden is laid predominately to lawn with a patio seating area and decking space, ideal for outside entertaining, together with shrub beds, gate access leading to the driveway and personal door access to the garage. The property is enclosed by timber fencing and mature hedging which offers privacy to the home.

### Garage

19' 11" x 8' 6" ( 6.07m x 2.59m )

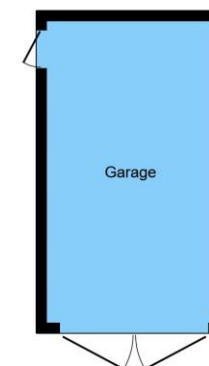
With double timber entrance doors.

### Location

Mattishall is a historic village situated about 5 miles from the bustling market town of East 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, butchers, hairdressers, fish and chip shop, local garage, Tabnabs Cafe 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.



Floor Plan



Garage

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



**view this property online** [williamhbrown.co.uk/Property/DRM115617](http://williamhbrown.co.uk/Property/DRM115617)



**welcome to**

## **Back Lane, Mattishall, Dereham**

- No Onward Chain
- 3 Bedroom Semi-Detached Bungalow
- Fitted Kitchen/Diner
- Oil Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens
- Stunning Countryside Views
- Tandem Off Road Parking And Garage
- Non-Estate Village Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DRM115617](https://williamhbrown.co.uk/Property/DRM115617)



Property Ref:  
DRM115617 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**