



30 Burgh Lane

£320,000

Offering huge potential is this three bedroom detached bungalow situated in the sought after location of Mattishall.

This home benefits from an entrance hall with storage cupboards, spacious living room with double doors to dining area, fitted kitchen plus a further hall/utility area.

Further on, there are three bedrooms with bedroom one being complemented by an en-suite shower room, with a family bathroom servicing the other bedrooms.

Outside to front, there is a gravelled front providing potential off-street parking once foliage is cleared, of which leads to a garage with a up/over door with power and lighting.

To the rear, is a private garden with a grass area and flowerbeds whilst also benefiting from field views.

This property is offered for sale with no onward chain.

Services-

Electric heating. Mains water, drainage, and electricity are connected. Cavity wall insulation.



Situation

Mattishall is a large, popular village 4 miles from Dereham. The village offers a wide range of useful local amenities including a Post office, doctors surgery, pharmacy, two convenience stores, take away, café and public house. Mattishall is a family friendly village with primary school and regular bus services into Dereham and Norwich City centre - which is roughly 10 miles away.

Directions

To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village, past the Primary School and take the left hand turning onto Burgh Lane shortly after the Church. The property will be found on the right hand side.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0142.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



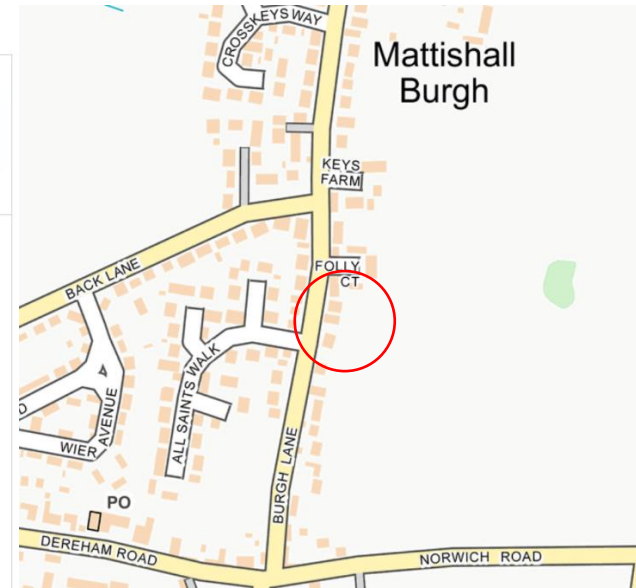


Approximate total area¹
1052.12 ft²
97.74 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk



Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk