



3 Greys Close

£325,000

A well-positioned three bedroom link-detached chalet house situated in the sought-after village location of Mattishall.

This home boasts countryside views and plenty of potential.

You are greeted with an entrance porch that leads to a separate hall, along with a spacious living/dining room, and bedroom three/study.

Further on, there is a family bathroom with separate WC, a fitted kitchen plus conservatory.

Upstairs, there are two generously sized double bedrooms.

Outside, to the front is a well-maintained garden with own drive to garage and side access.

To the rear, is a low-maintenance garden with shed and countryside views.

Services

Solid fuel central heating. Mains water and electricity are connected. Private drainage shared with neighbours.



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 leave Dereham on the B1135 Wymondham Road through the villages of Yaxham and Clint Green and into Mattishall. Proceed through the village, past the Primary School and take the right hand turning after the Church onto Mill Street. Take the right turning onto Hunter Avenue, followed by the first right turning into Gregs Close. The property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

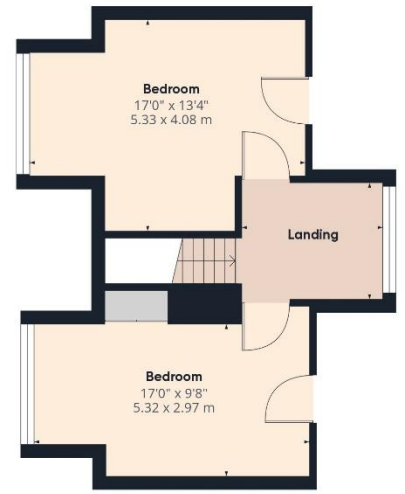
This property is being marketed by our Dereham office and the property reference is AD0268.

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Ground Floor



Floor 1



Approximate total area¹⁾
 1115.79 ft²
 103.66 m²

Reduced headroom
 12.27 ft²
 1.14 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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		
(55-68) D		67
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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