



## 25 All Saints Walk

### Offers In Excess Of £275,000

A spacious three-bedroom detached bungalow situated in the sought-after village location of Mattishall.

This property is ideal for those looking for a well-rounded bungalow in a quiet location.

There is an entry that leads to a spacious living/dining room, there is also a generously spaced fitted kitchen and storage cupboard.

Further on, there are the three bedrooms, with one being double in sized and two further single sized bedrooms, all of which are serviced by a family shower room.

Outside, to the front, is a garden area with laid grass and flower beds that could be utilised for additional parking.

To the side is a driveway that leads to a garage.

To the rear of the property, is a secluded rear garden with a laid patio leading to a raised grass area with surround flower beds.

Additionally, there is a storage shed, plus rear access leading to a footpath providing a walking-distance link to amenities.

#### Services

Oil central heating. Mains water, drainage, and electricity are connected.



## Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

## Directions

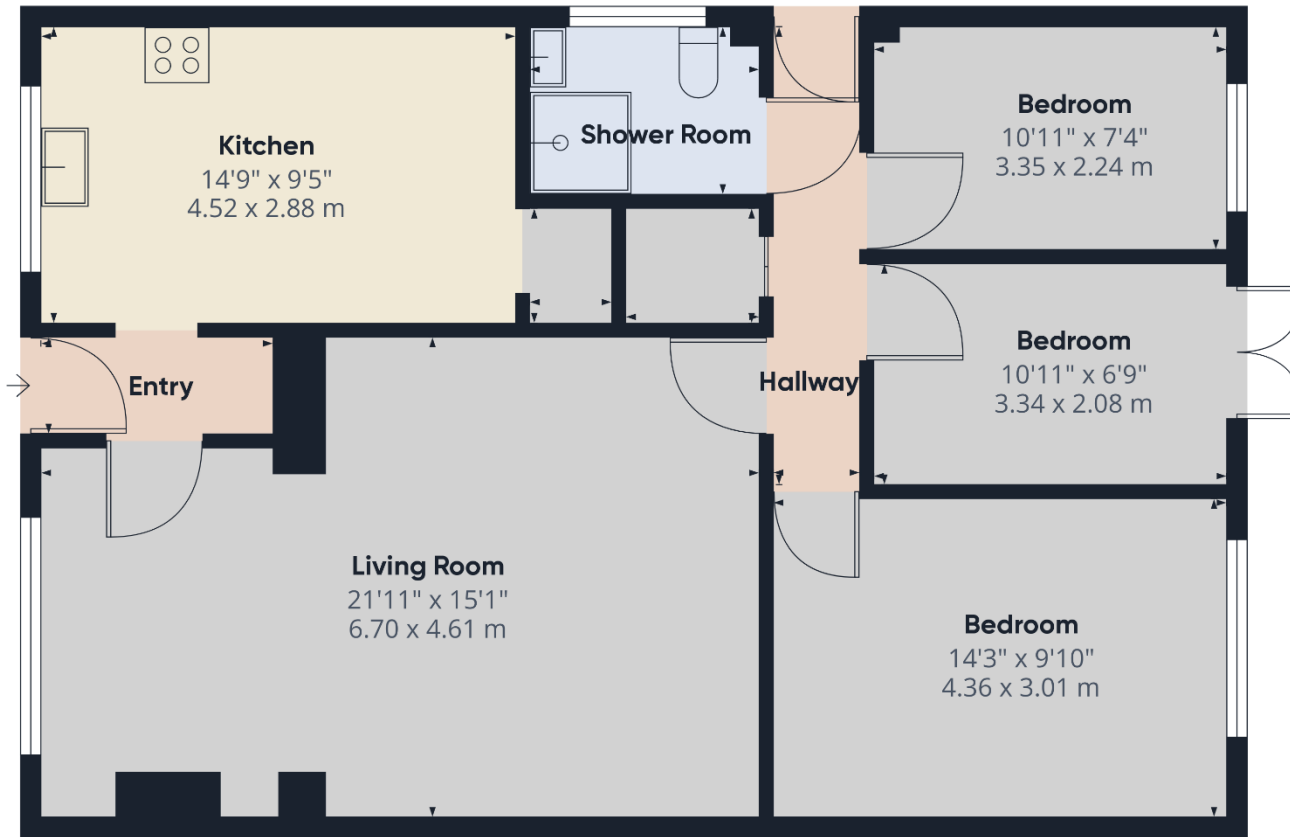
To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village, past the Primary School and take the left hand turning onto Burgh Lane shortly after the Church. Take the first left hand turning onto All Saints Walk where the property will be found on the left hand 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 AD0297.

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 area<sup>(1)</sup>  
876.18 ft<sup>2</sup>  
81.4 m<sup>2</sup>

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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