



Ivy Way, Mattishall

Guide Price £300,000 - £325,000

A spacious three-double bedroom detached bungalow situated on a corner plot with a wrap-around garden, within the sought-after village location of Mattishall.

As you enter there is an entrance porch that leads to a generous inner hall that the previous occupier had a dining table in, there is also a living room with patio doors to garden and a modern fitted kitchen which benefits from an integrated dishwasher, washing machine, cooker, hob and fridge freezer, plus airing & storage cupboards. New LVT flooring has been fitted to hallway and lounge.

There are three bedrooms, all of which are double in size and have recently been re-carpeted, these rooms are serviced by a family bathroom suite.

Outside, to the front of the property is off-street parking via a shingled driveway that could be extended to park a motorhome or caravan, plus a detached garage with power and lighting.

A footpath leads to the side, of which there is further outdoor space with laid grass and shrubs. To the rear, is a secluded garden with laid patio and re-laid turf.

The property has been re-decorated throughout with neutral colours and is offered for sale with no onward chain.

Services - Oil central heating. New boiler fitted 2024.

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 to the centre of the village and turn right onto Welgate Road, followed by the first right into Ivy Way. The property can then be found on the right hand side where a 'For Sale' board has been erected for ease of identification.

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

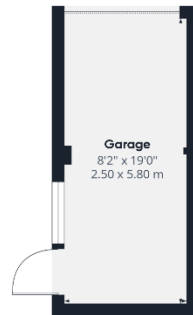
This property is being marketed by our Dereham office and the property reference is AD0374.

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.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area¹⁾
985.97 ft²
91.6 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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