





# 21 Rayners Way, Mattishall

Guide Price £270,000 - £280,000

A well-presented three-bedroom fully detached house situated in the sought-after village location of Mattishall.

This property is ideal for a first-time buyer or those looking to downsize.

There is an entrance lobby as you enter with an immediately adjacent WC/Cloakroom, a door leads to an open plan space complete with a living room which opens to a dining space with laminate flooring and patio to garden, plus an archway through to a modern re-fitted kitchen with some integrated appliances including fridge-freezer, oven and hob.

Upstairs are the three bedrooms, with bedroom one benefitting from fitted wardrobes. These rooms are serviced by a family bathroom suite.

Outside, to the front, is off-street parking via a driveway that leads to a garage plus side access to rear garden.

To the back, is a private rear garden with laid to lawn grass, flowerbeds and shrubs, plus a pleasant raised decked area and patio.

## 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 to the centre of the village and turn right into Rayners Way where the property will be found on the left hand side.

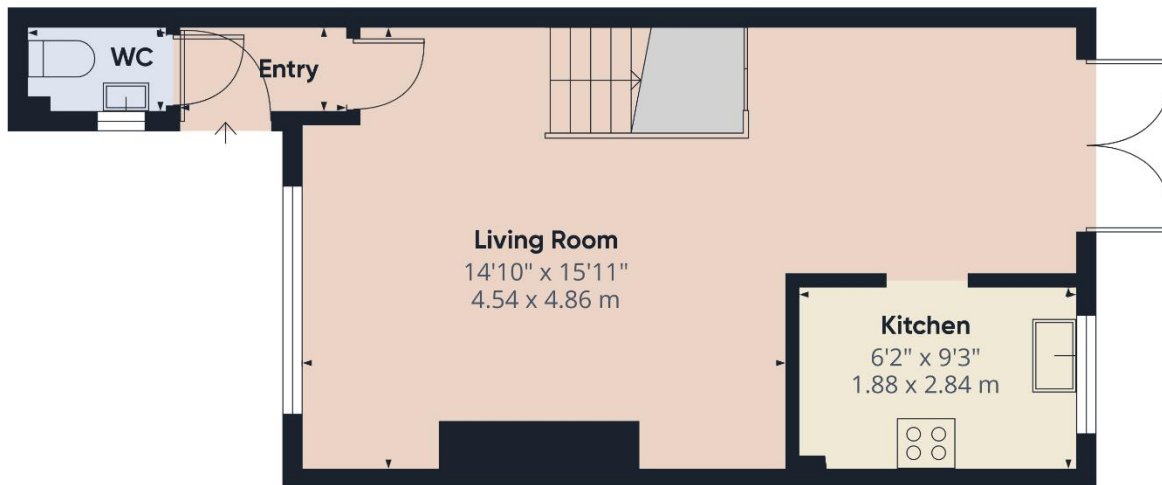
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0378.

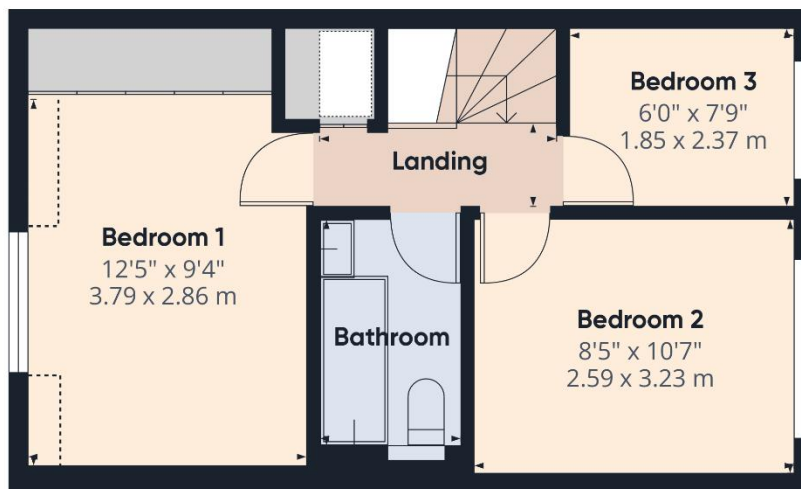
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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



Floor 1

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Approximate total area<sup>(1)</sup>

733.02 ft<sup>2</sup>

68.1 m<sup>2</sup>

Reduced headroom

7.27 ft<sup>2</sup>

0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

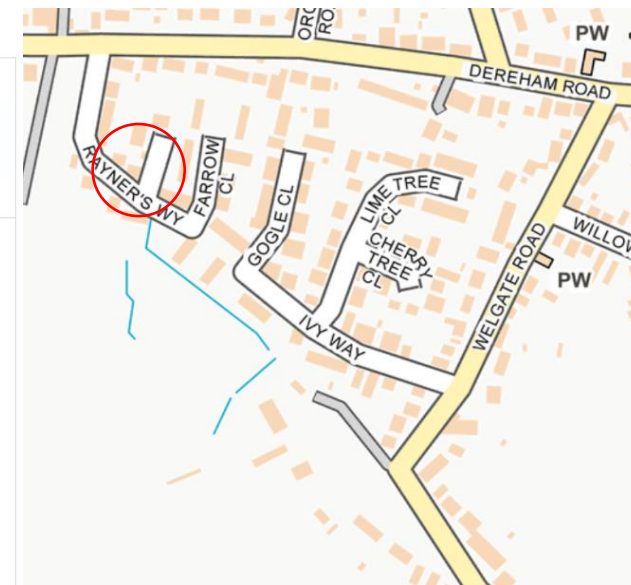
Reduced headroom

..... Below 5 ft/1.5 m

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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



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