





## 22 Ivy Way, Mattishall

£325,000

This beautifully presented and generously proportioned detached house is ideal for modern family living. Situated in a desirable residential area, this inviting home offers both comfort and functionality throughout.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a downstairs cloakroom. The heart of the home is the bright open-plan living room and dining area, offering plenty of space for relaxing and entertaining.

The modern fitted kitchen is well-appointed with stylish units and ample storage, along with a conservatory with patio doors that open onto the enclosed rear garden and patio area.

Upstairs, the property offers four bedrooms, making it perfect for growing families or those needing a home office. A contemporary family bathroom suite completes the first floor.

Additional benefits include off-street parking and a peaceful location close to amenities and transport links.

This fantastic home is ready to move into and an early viewing is highly recommended.

### Services

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





## 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.

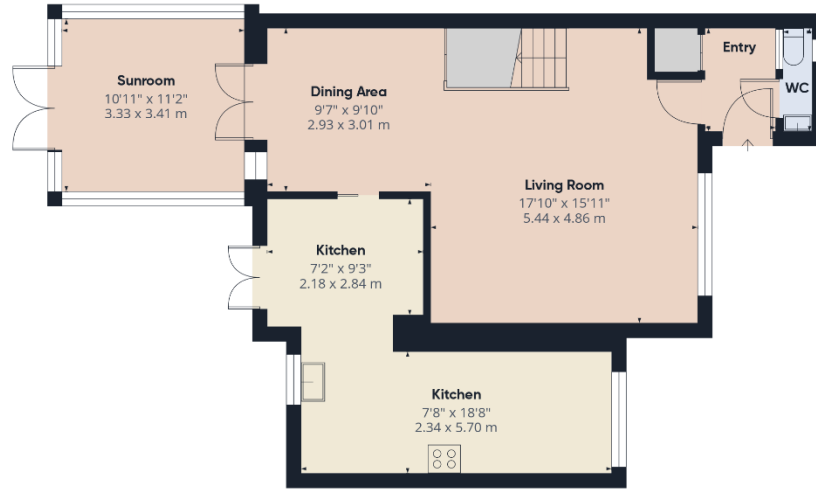
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0458.

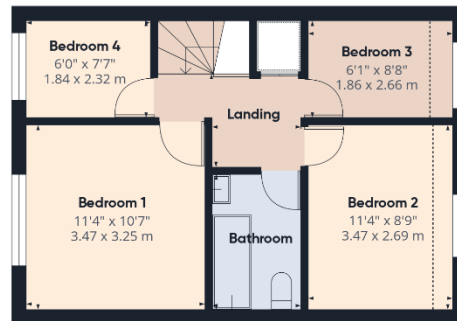
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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

1176 ft<sup>2</sup>  
109.1 m<sup>2</sup>

Reduced headroom

23 ft<sup>2</sup>  
2.1 m<sup>2</sup>

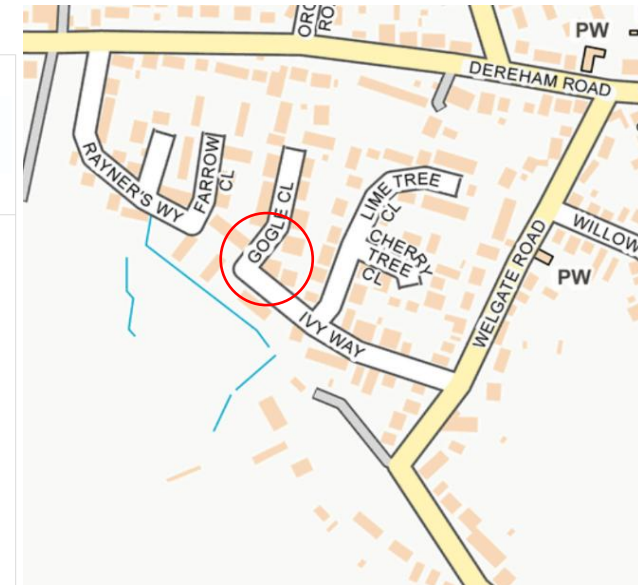
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	TBC	
England, Scotland & Wales		EU Directive 2002/91/EC

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