



8 Mill Road

£375,000

Nestled in a popular and well-established village setting, this generously proportioned detached bungalow offers a rare opportunity for comfortable single-level living with no onward chain as the sellers have already vacated. Perfectly suited for families, upsizers, or anyone seeking space and convenience.

Step inside the entrance lobby which doubles as a useful utility space before entering the entrance hallway, which leads to a cloakroom and flows into the rest of the home. The modern fitted kitchen is both stylish and functional with integral appliances, ideal for home cooking and entertaining. A spacious living room opens into the extended reception area with wood burning stove and French doors to the patio area.

There are four bedrooms, each with wardrobe or cupboard space and the fourth bedroom benefits from French doors to the garden and would therefore make an ideal home office. These rooms are served by a four-piece bathroom suite.

Externally, the home boasts a gravel driveway to the front providing ample off road parking together with an additional driveway to the rear, concealed by wooden gates and leads to a single garage. The rear garden is enclosed with side gate, laid to lawn with patio area and sheds.



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 centre and take the left hand turning onto Mill Road where the property will be found after a short distance on the right hand side with a Parsons & Company 'For Sale' board.

N.B. Since the EPC report was conducted, the sellers have upgraded the oil fired boiler, replaced some windows and added the extension with the wood burner.

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 AD0496.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





PARSONS
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Approximate total area^m
1210 ft²
112.4 m²

(1) Excluding balconies and terraces

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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