





# 18 Walnut Tree Road

## Guide Price £250,000 - £260,000

Built in 2019 by the highly regarded Abel Homes, this beautifully presented two-bedroom semi-detached house is perfectly positioned within a small, modern development in the sought-after village of Mattishall. Ideal for first-time buyers or those looking to downsize, this home offers comfort, style, and convenience in equal measure.

Upon entering, you're welcomed by a bright entrance hall with tiled flooring, feature stair lighting, and a handy storage cupboard. A ground floor cloakroom/WC sits adjacent. The spacious living room opens directly onto the rear garden through patio doors, creating a seamless flow between indoor and outdoor living. The adjoining kitchen features a contemporary range of fitted units at both base and eye level, complete with integrated appliances including a fridge/freezer, dishwasher, oven, and hob.

Upstairs, a central landing with an airing cupboard leads to two generous double bedrooms. The main bedroom benefits from an en-suite shower room, while the second bedroom is served by a modern family bathroom.

Outside, the property offers ample off-road parking via a fully brick-weaved driveway leading to a garage with an electric up-and-over door, power, lighting, and partially boarded loft storage with a fitted ladder. The private rear garden enjoys a patio area, lawn, and established flower beds and shrubs, along with side access to the garage.

Additional benefits include solar panels, underfloor heating on the ground floor, and no onward chain, making this an excellent opportunity to move straight in and enjoy village living at its best.

### Services

Air Source 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. Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn.

## Directions

To find the property from Dereham, head out of Dereham on the Mattishall Road and continue onto Stone Road. At the junction take the left hand turning onto Dereham Road and continue into Mattishall. Take the right hand turning onto Cedar Rise, followed by the left hand turning onto Walnut Tree Road where the property will be found on the right hand side.

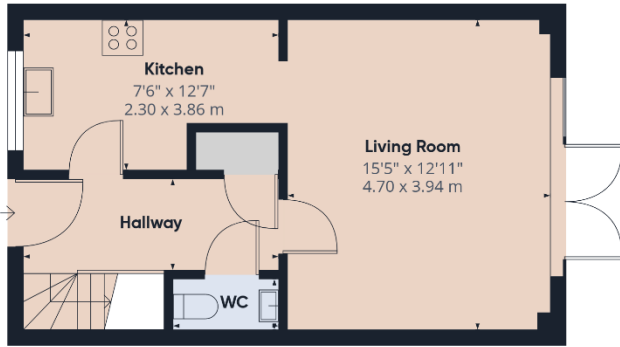
**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Dereham office and the property reference is AD0520.

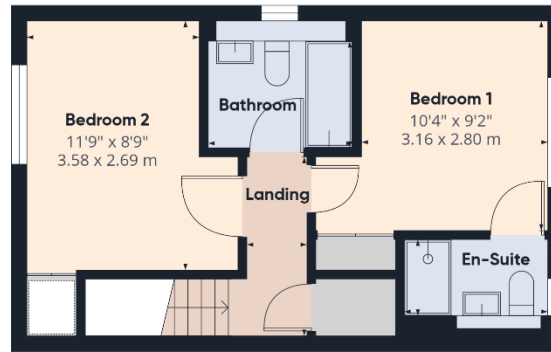
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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



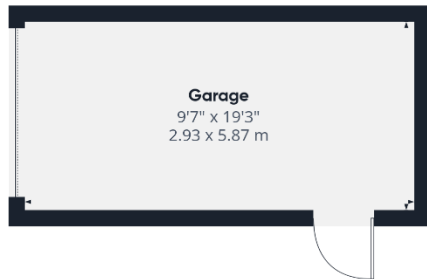




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>m</sup>  
927 ft<sup>2</sup>  
86.1 m<sup>2</sup>

(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+) <b>A</b>	94	97
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Dereham Office

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