



THE STORY OF

4 Gogle Close

Mattishall, Norfolk

SOWERBYS



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4 Gogle Close

Mattishall, Norfolk
NR20 3SY

Detached Family Home

Popular Village with Amenities

Sought-After Cul-De-Sac Position

Three Bedrooms

Two Reception Rooms

Conservatory

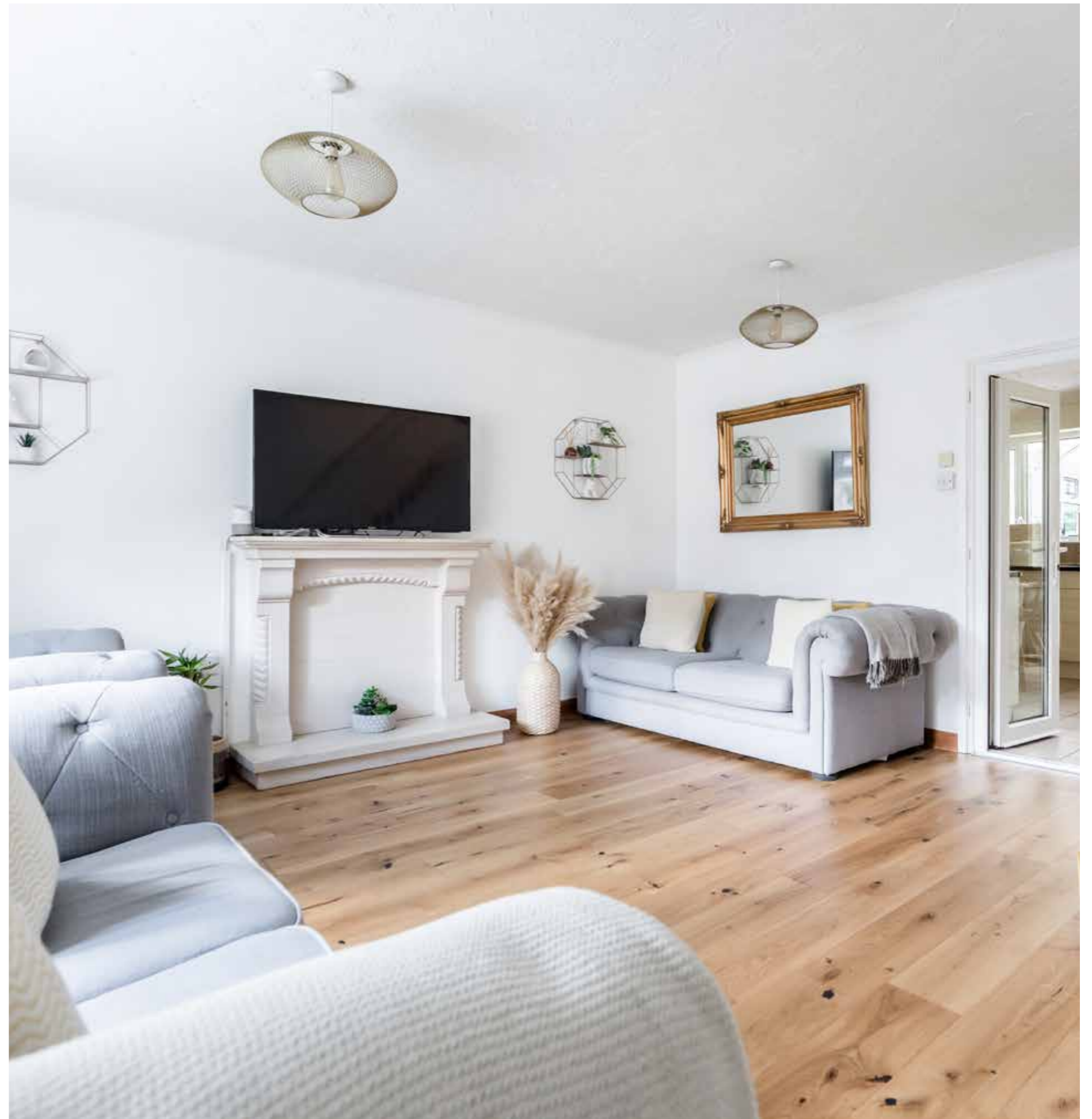
Enclosed West-Facing Rear Garden

Driveway Parking and Garage

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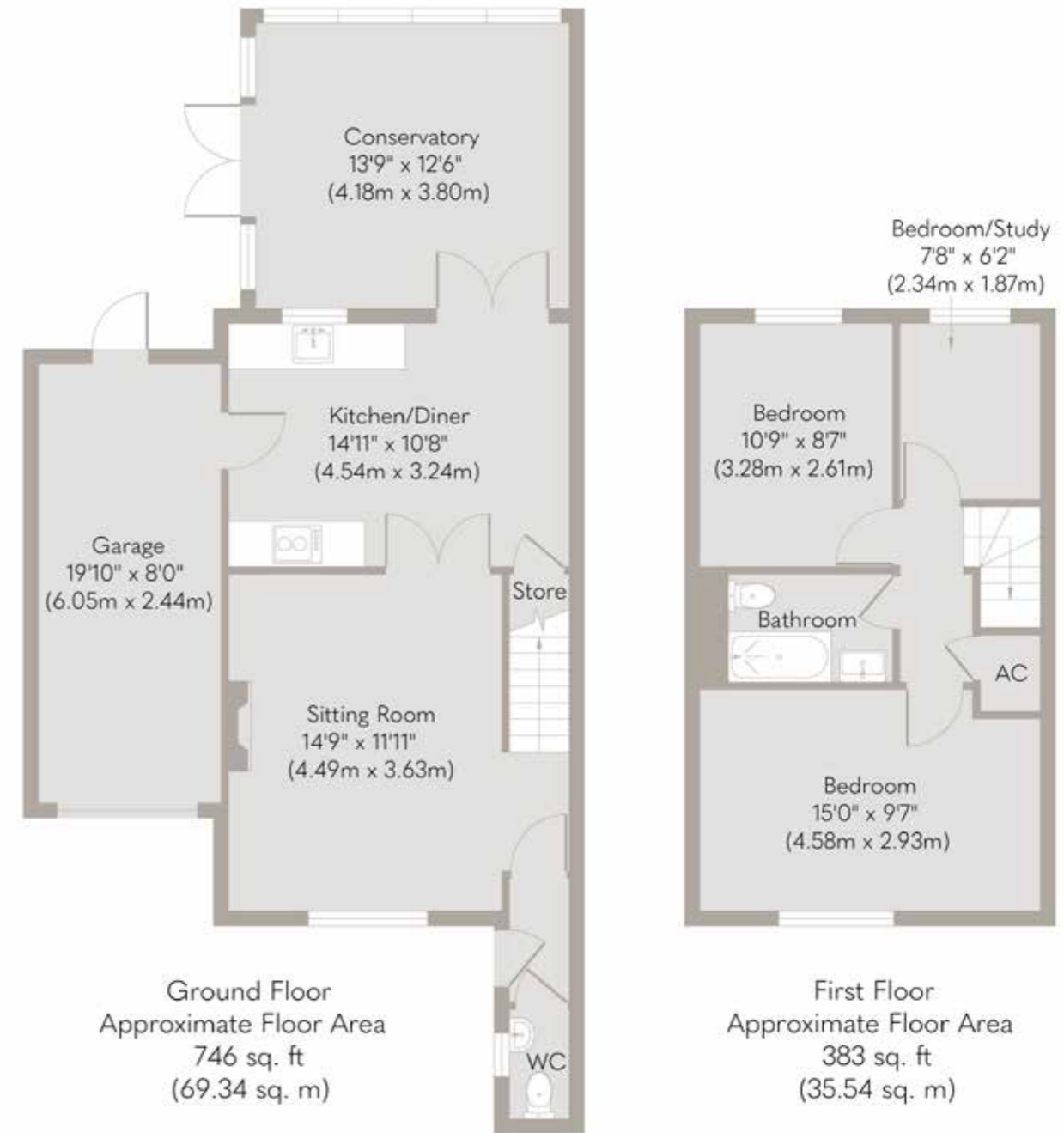
Situated in the popular and well-served village of Mattishall, you will find this delightful family home in a sought after and peaceful cul-de-sac position.

The property offers deceptively spacious accommodation over two floors, briefly comprising; entrance hall, cloakroom, a spacious sitting room, fitted kitchen with a range of appliances inclusive of a delightful Esse cooker and conservatory to the ground floor.

Moving to the first floor, there are three bedrooms and a well-appointed family bathroom.

The property enjoys an adjoining double garage with an access door from the kitchen, therefore providing a convenient area for utilities. To the front is a delightful garden and ample driveway parking. The rear garden enjoys a westerly aspect, with a decked area leading from the conservatory, perfect for al-fresco dining, and a good-sized lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Mattishall

A POPULAR AND WELL-SERVED VILLAGE

The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from the Vendor



“Our favourite spot in the house is the lounge, as you can look through the whole house to the garden.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///gilding.messing.care

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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