



The Ashes, 6A South Green

Guide Price £575,000 - £600,000

This beautifully presented detached home offers generous and versatile living accommodation, perfectly suited for modern family life.

A spacious entrance hallway welcomes you into the property, complemented by a convenient ground floor cloakroom. The inviting living room features a charming fireplace, creating a warm and cosy focal point for relaxing evenings.

At the heart of the home is a modern fitted kitchen with ample dining space, ideal for both everyday living and entertaining.

A separate dining room benefits from patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Further enhancing the practicality of the property are a utility room and a dedicated office space, perfect for those working from home.



Upstairs, the impressive galleried landing leads to four well-proportioned double bedrooms.

The principal bedroom enjoys the luxury of a walk-in wardrobe and stylish en-suite shower room, while the remaining bedrooms are served by a spacious four-piece family bathroom suite.

Externally, the enclosed rear garden is beautifully maintained and enjoys pleasant views, providing a peaceful setting for outdoor enjoyment.

The property also benefits from a double garage and ample off-road parking.

Services;

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

N.B Please note there is a Tree Preservation on the tree to the front of the property.

N.B. Please note the access to this property is via a shared driveway with the neighbouring property, number 8.





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 leave Dereham on the B1135 Wymondham Road through the villages of Yaxham and Clint Green and into Mattishall. Proceed through the village, past the Primary School and take the right hand turning after the Church onto Mill Street. Continue onto South Green where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.



Useful Information (where is the nearest?)

Doctors (GP): Mattishall Surgery – 15 Dereham Road, Mattishall, NR20 3QA

Dentist: Toftwood Dental Practice – 111 Shipdham Road, Toftwood, Dereham, NR19 1AH

Hospital: Dereham Hospital – Northgate, Dereham, NR19 2EX

Primary School: Mattishall Primary School – Dereham Road, Mattishall, NR20 3AA

Secondary School: Dereham Neatherd High School

Train Station: (Nearest mainline National Rail station is generally Norwich Station.)

Airport: Norwich Airport – Amsterdam Way, Norwich, NR6 6JA

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 AD0636.

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





Ground Floor Building 1



Floor 1 Building 1



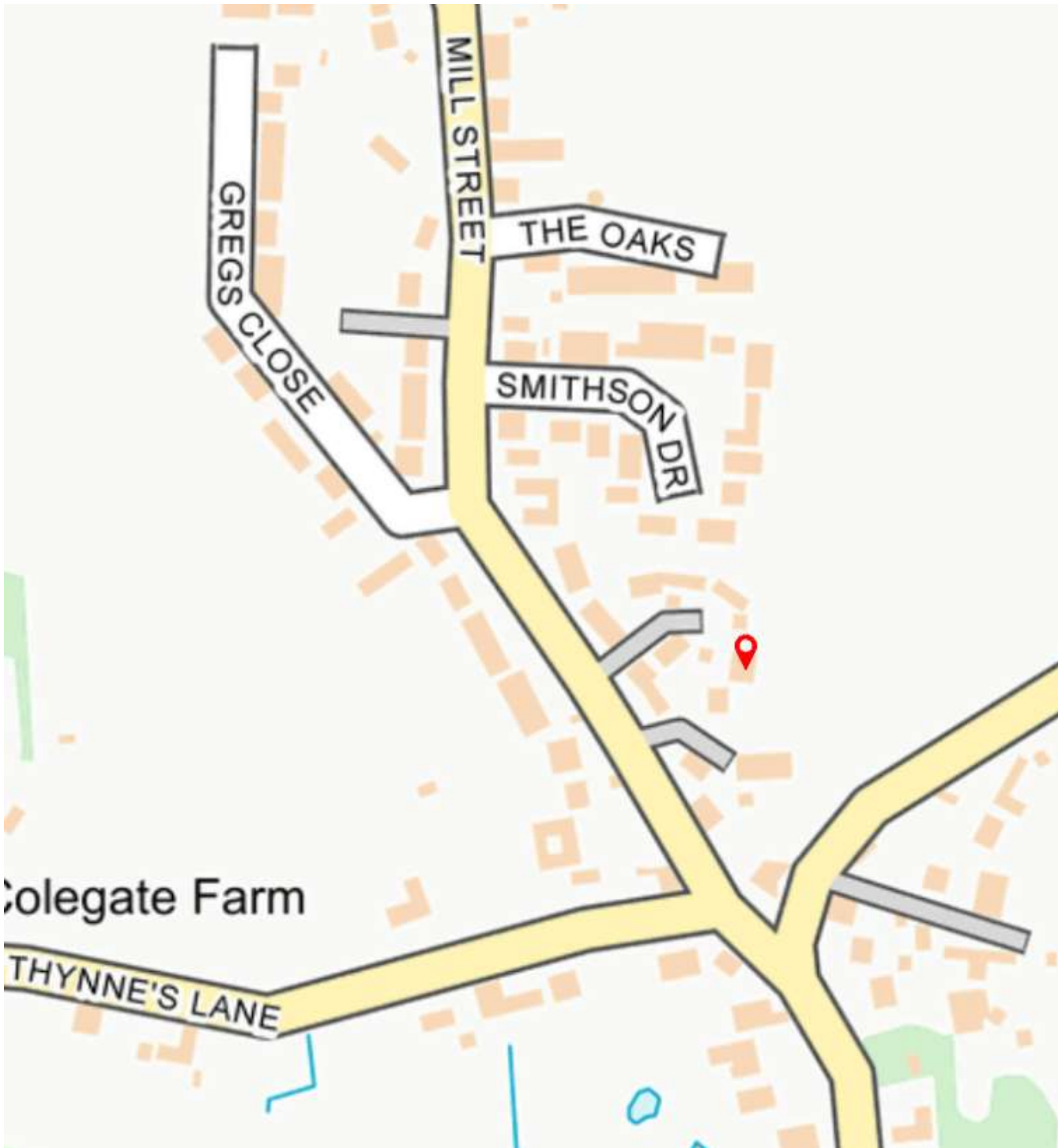
Ground Floor Building 2

Approximate total area⁽¹⁾

2332 ft²
216.7 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.



Energy Performance Certificate (EPC)

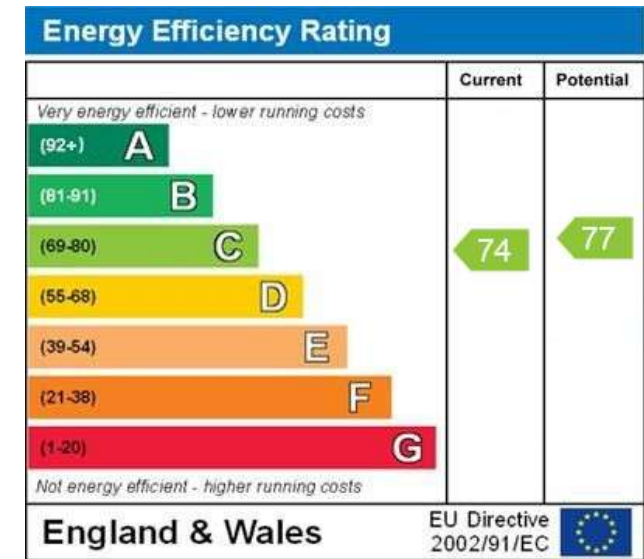
The graph below shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales is D/61.

The full EPC report can be found at; <https://find-energy-certificate.service.gov.uk/energy-certificate/9436-4426-2600-0855-3206>



WWW.EPC4U.COM



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