



# Grove Farm Cottage

£400,000

Set within a desirable and well-connected village, this charming detached home sits on an approximate 0.12 acre plot and offers a wonderful blend of character and comfort throughout.

The ground floor features a living room complete with a fireplace, creating a cosy focal point ideal for relaxing evenings. A fitted kitchen offers ample storage and workspace, while a conveniently located ground floor bathroom adds to the home's functionality.

Upstairs, the property boasts three bedrooms, each enjoying a pleasant outlook and continuing the home's characterful feel.

Externally, the generous plot provides attractive outdoor space, perfect for entertaining or enjoying quiet moments. A delightful summer house adds further versatility, ideal as a home office, studio, or retreat.

Situated in a popular village location, the property benefits from a strong sense of community along with access to local amenities and transport links.

Offered with the significant advantage of a vendor who has already found their onward purchase, this is an excellent opportunity for buyers seeking a move into a home full of charm and potential.

## Services

Calor Gas LPG heating. Mains drainage, electricity, and water are connected.



## Situation

Mattishall is a large, popular village 4 miles from Dereham. The village offers a wide range of useful local amenities including a Post office, doctors surgery, pharmacy, two convenience stores, take away, café and public house. Mattishall is a family friendly village with primary school and regular bus services into Dereham and Norwich City centre - which is roughly 10 miles away.

## Directions

To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village, past the Primary School and take the left hand turning onto Burgh Lane shortly after the Church. Continue on Burgh Lane, where the property will be found on the right hand side with a 'For Sale' board 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 AD0621.

N.B As stated in the property deeds, the property must remain a single private dwelling house.

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>1)</sup>  
958 ft<sup>2</sup>  
89 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.

GRAFTE 360



### 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>		64
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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### Dereham Office

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