



Keys Farm, Mattishall, Dereham, NR20 3RZ

welcome to

Keys Farm, Mattishall, Dereham

Stylish & spacious family home! A versatile 3/4 bedroom link-detached property, located within a peaceful village cul-de-sac with local amenities. Featuring a cosy lounge with log burner, family room, open-plan kitchen/diner, utility, 2 bathrooms, enclosed garden, driveway, garage & more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Tiled flooring, stairs rising to first floor landing, radiator, double glazed dual aspect obscure glass windows to front and side aspects, doors opening to kitchen/dining room, reception/bedroom and further door to;

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Wood effect flooring, central log burner with tiled hearth and exposed brick, radiator, double glazed bow window to front aspect and double doors opening to;

Family Room

17' 11" x 11' 11" (5.46m x 3.63m)

Wood effect flooring, radiator, Velux window, double glazed French doors opening to the rear garden and archway to;

Kitchen/Dining Room

17' 11" x 10' 1" (5.46m x 3.07m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, space for electric cooker with tiled splashback and extractor hood over, space for free standing fridge freezer, space for dishwasher, tiled flooring, under-cabinet lighting, plinth lighting, inset ceiling spotlights, radiator, Velux window, two double glazed windows to rear aspect, double glazed external door opening to the rear garden and archway to;

Utility Room

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, space for fridge freezer, space for washing machine, tiled flooring, Velux window and door opening to;

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, tiled flooring, inset ceiling spotlights and heated towel rail.

Bedroom One/Reception Room

14' 10" x 8' 6" (4.52m x 2.59m)

Fitted carpet flooring, built-in wardrobes, loft hatch, radiator and double glazed window to front aspect.

First Floor Landing

Fitted carpet flooring, airing cupboard, double glazed window to side aspect and doors opening to all bedrooms.

Bedroom Two

13' x 9' 1" (3.96m x 2.77m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three

13' x 9' 1" (3.96m x 2.77m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Four

9' 5" x 6' 9" (2.87m x 2.06m)

Fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, part tiled walls, tiled flooring, heated towel rail and two double glazed obscure glass windows to rear aspect.

Outside

The property is set on a slightly elevated plot, approached by a hard standing driveway which provides off-road parking. The home also benefits from a detached single garage.

To the rear, there is a privately-enclosed garden, laid to artificial lawn and patio for ease of maintenance

and offers an ideal space for outdoor entertaining, dining and relaxing within the warmer months of the year.

Garage

18' 6" x 8' 11" (5.64m x 2.72m)

Up and over door to front.

Location

Mattishall is a historic village situated about 5 miles from the bustling market town of East Dereham and 10 miles from the Cathedral City of Norwich. Within Mattishall you can find a day nursery, pre-school (age 2 - 5), primary school (age 6 - 11), doctors surgery with chemist, Post Office, newsagent and the recently renovated Swan public house. There is also a convenience store, butchers, hairdressers, fish and chip shop and local garage. There are several churches and a golf course with club house. In addition to this, there is a sports and social club with a large playing field with facilities for cricket and football.



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welcome to

Keys Farm, Mattishall, Dereham

- GUIDE PRICE £300,000 - £325,000
- Spacious and adaptable 3/4 bed link-detached house
- Cosy lounge with log burner plus family room
- Open-plan, well-appointed kitchen/dining room plus separate utility room
- Modern shower room and family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£300,000

directions to this property:

Upon entering the village of Mattishall from the Dereham direction, proceed through the village centre and take the left hand turn at the Parish Church into Burgh Lane. Continue along, then take the right hand turn into Keys Farm.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117700 - 0007

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