



Lime Tree Close, Mattishall, Dereham, NR20 3PP

welcome to

Lime Tree Close, Mattishall, Dereham

GUIDE PRICE £240,000 - £260,000

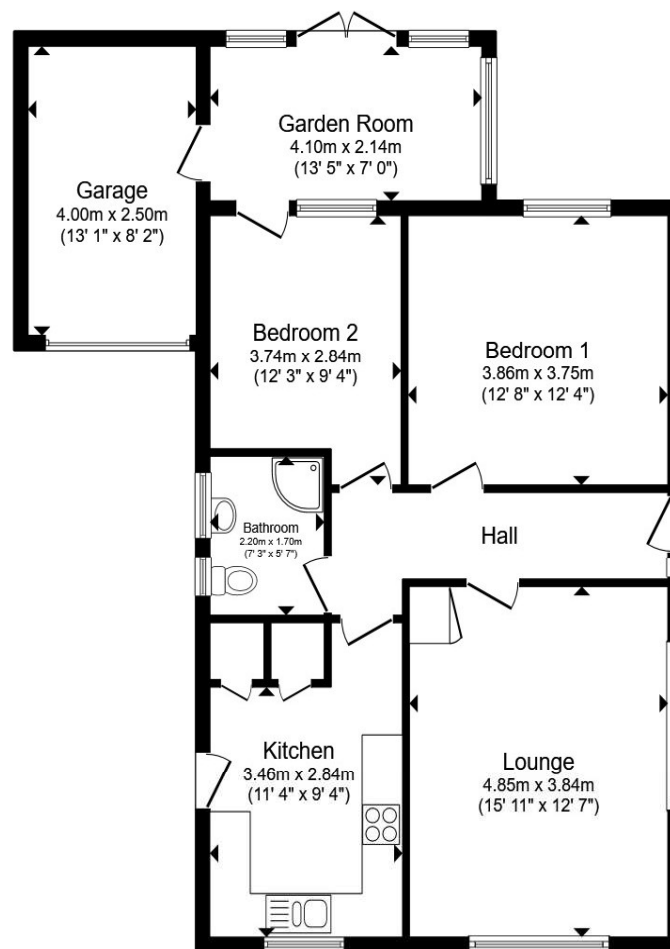
Situated in the popular Norfolk village of Mattishall is this modern and spacious two bedroom detached bungalow. The property presents immaculately and is the perfect opportunity for the prospective buyer to acquire their first home or to downsize into single storey living.

The accommodation is all on one floor and comprises a modern fitted kitchen with electric eye level ovens and access to the driveway, generous entrance hall which leads to the main sitting room which benefits from double aspect giving ample natural lighting, two double bedrooms with the second bedroom leading out to the garden room which benefits from doors leading to the garden and door leading to the garage, the accommodation is completed with a family shower room which comprises a modern three piece suite.

To the outside of the property there is a low maintenance enclosed garden space which benefits from a variety of mature shrubs and flower beds, there is separate seating areas which is perfect for entertaining and al-fresco dining, to the front of the property there is a hard standing drive which offers off road parking.



Agents Note



Total floor area 88.2 m² (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- GUIDE PRICE £240,000 - £260,000
- Two double bedrooms
- Garden room
- Low maintenance enclosed gardens
- Driveway and garage

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM116475



Property Ref:
DRM116475 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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