



**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!!



## Description

Tucked away in a peaceful cul-de-sac within a small village development, this generous and versatile 3/4 bedroom link-detached home is beautifully presented throughout and offers flexible living to suit modern family lifestyles.

The long entrance hall welcomes you into the home, leading to a cosy bow-fronted lounge featuring a charming log burner, perfect for the winter evenings. A spacious family room with French doors opening to the garden provides an ideal space for entertaining or relaxing, while the open-plan kitchen and dining area benefits from modern built-in lighting, creating a sociable heart to the home. A separate utility room, stylish shower room and a versatile fourth bedroom or reception room complete the ground floor - offering flexibility for a home office, guest room or playroom.

Upstairs, the first floor landing leads to three bedrooms, all with useful built-in storage, served by a family bathroom.

Outside, the property enjoys an enclosed, low-maintenance rear garden, along with a driveway and detached garage. The home further benefits from oil fired central heating and double glazed windows throughout.

Offering adaptable living space, this property is perfectly suited for families or those seeking a home that combines village charm with modern convenience.

## 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.



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## Keys Farm, Mattishall, Dereham

- 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
- Privately-enclosed, low-maintenance rear garden
- Driveway parking and detached garage for additional storage
- Compact village development, with local amenities close by

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£350,000 - £375,000**



Total floor area 142.0 m<sup>2</sup> (1,528 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.focalagent.com



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