



## 20 All Saints Walk

### Offers In Excess Of £270,000

A well-positioned three-bedroom semi-detached bungalow, located in the highly desirable village of Mattishall, offering both comfort and convenience in a peaceful setting.

The property has been recently renovated by the current owners, resulting in a stylish and contemporary living space throughout.

The heart of the home is a bright and spacious open-plan living room and kitchen, designed for modern living and entertaining.

This inviting area is enhanced by air conditioning, as well as a charming log burner that creates a warm and cosy atmosphere during the colder months.

To the rear of the property, a generously sized conservatory provides an additional versatile living space, perfect for relaxing, dining, or enjoying views of the garden.

The bungalow offers three bedrooms, all of which are served by a modern shower room fitted with high-quality fixtures and finishes.

To the front, there is a private driveway, offering ample off-road parking.

The rear garden is secluded, providing a peaceful outdoor retreat, and features a large storage shed, ideal for gardening equipment or additional storage needs.

**Services** - Oil central heating. Mains water, drainage, and electricity are connected. Air to Air heat pump.



## 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 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. Take the first left hand turning onto All Saints Walk where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

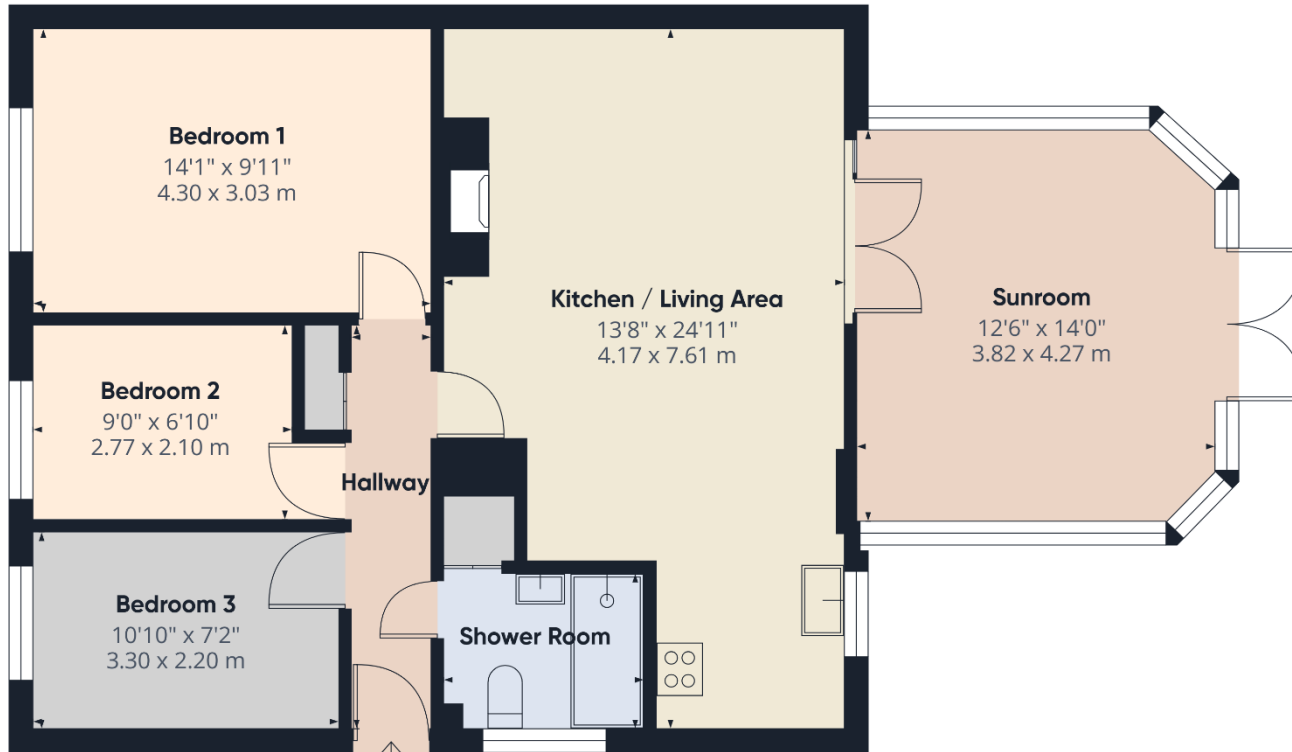
**For further information and to arrange your viewing, please contact our friendly and professional staff.**



This property is being marketed by our Dereham office and the property reference is AD0603.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.



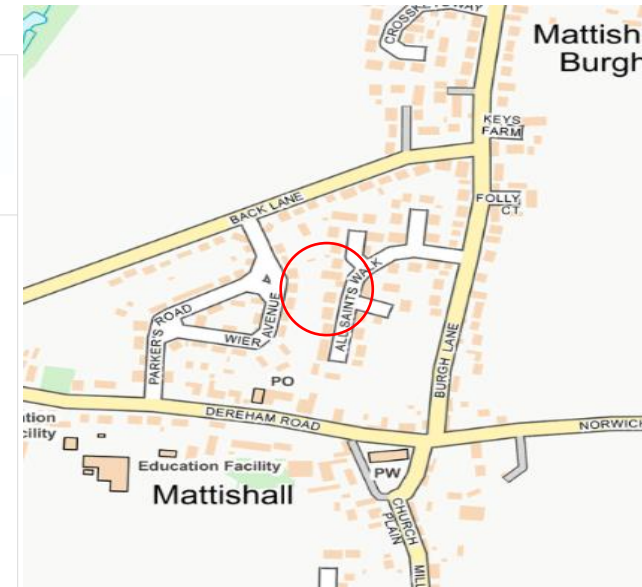


Approximate total area<sup>m</sup>  
845 ft<sup>2</sup>  
78.5 m<sup>2</sup>

(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.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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