



The Cottages Welgate, Mattishall - NR20 3PJ



The Cottages Welgate

Mattishall, Dereham

NO CHAIN! Set on a generous 0.12 ACRE PLOT, this CHARMING MID-TERRACE COTTAGE is set in a SOUGHT AFTER SEMI-RURAL VILLAGE, offering an inviting blend of classic character and modern convenience. Step through the ENCLOSED PORCH ENTRY, perfect for storing coats and shoes, into the impressive 21' OPEN PLAN SITTING ROOM/DINING ROOM, where a WOOD BURNER creates a warm and welcoming focal point and SASH WINDOWS ensure plenty of natural light. The modern FULLY FITTED KITCHEN features INTEGRATED APPLIANCES and a SEPARATE UTILITY ROOM, ensuring ample space for culinary pursuits and laundry needs. A stylish GROUND FLOOR SHOWER ROOM is well proportioned, boasting a RAINFALL SHOWER and ATTRACTIVE TILING, providing a touch of luxury and practicality. Upstairs, TWO DOUBLE BEDROOMS are accessed off the landing, each offering comfortable accommodation and leafy outlooks. Heading outside, the EXPANSIVE bisected REAR GARDENS are WELL ESTABLISHED, offering potential to make your own, already including a SHED, WOODEN PERGOLA and a GREENHOUSE.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

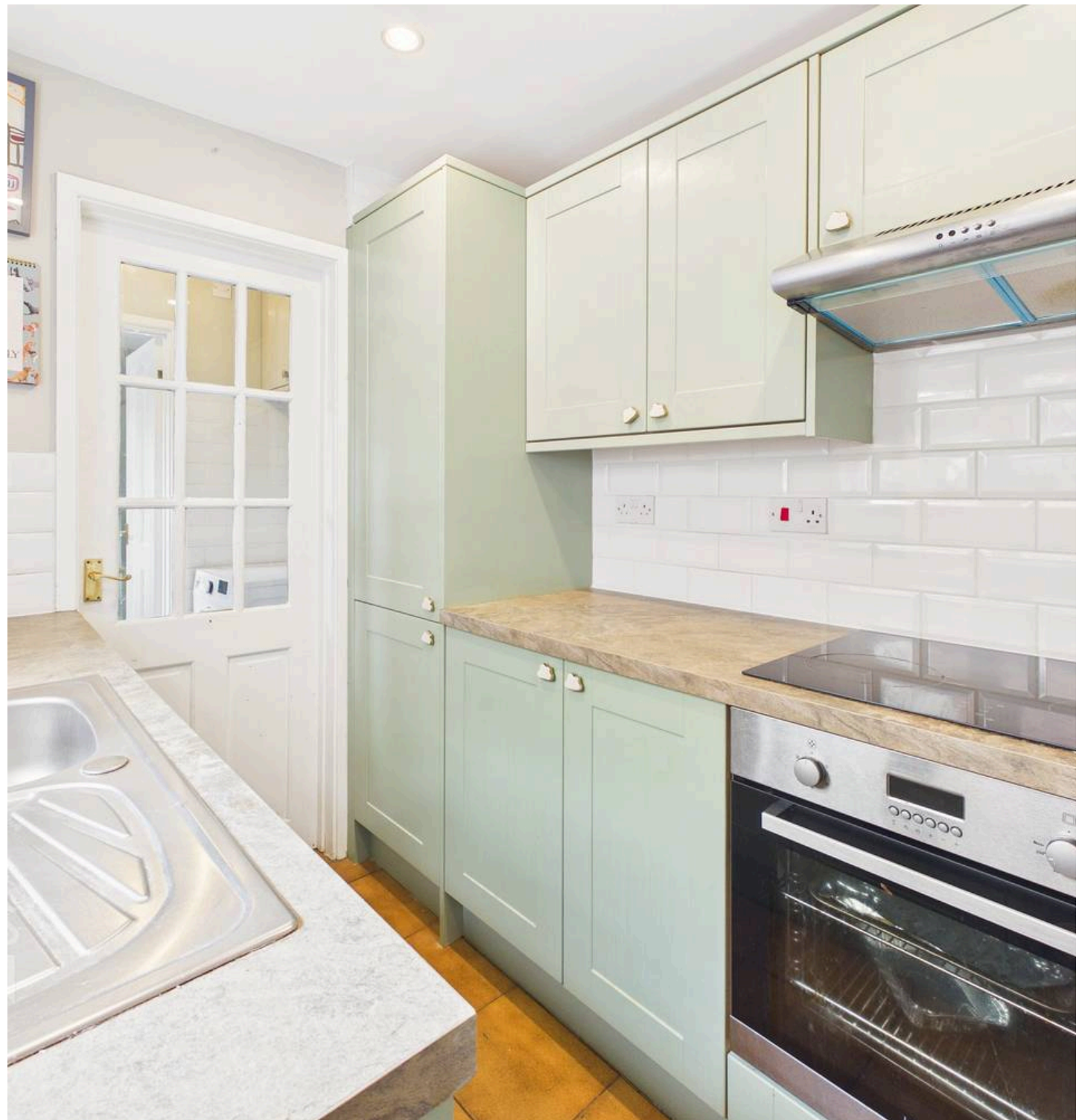


- No Chain!
- Charming Mid-Terrace Cottage
- Semi-Rural Location Within Sought After Village
- 21' Open Plan Sitting Room/Dining Room with a Wood Burner
- Fitted Kitchen & Separate Utility Room
- Two Double Bedrooms Off Landing
- Ground Floor Shower Room with Rainfall Shower & Attractive Tiling
- Generous Bisected Rear Garden with Timber Pergola, Shed & Greenhouse

Mattishall is a well-served village that offers the perfect balance of rural peace and modern convenience, boasting its own primary school, doctors' surgery, and local shops. The nearby market town of Dereham is just five miles away, providing a wide array of supermarkets, a cinema, and leisure facilities. For a broader range of amenities, the historic city of Norwich is easily accessible via the A47, offering award winning shopping, direct rail links to London, and a vibrant cultural scene.

SETTING THE SCENE

Set back from the road, the property offers a low maintenance frontage framed with low level brick walling opening from a decorative wooden gate, the main entrance is located at the front of the home, sheltered beneath an open porch.



THE GRAND TOUR

Stepping inside, the enclosed porch entrance offers the ideal space for storing coats and shoes before opening directly into the heart of the home. The 21' open plan sitting and dining room features hard flooring underfoot throughout. Centred around a feature fireplace with a multi fuel burner set within an exposed brick mantel, the space includes surrounding alcoves with built in shelving, cupboard space and a wood store. The room allows for a variety of soft furnishing layouts, while dual aspect uPVC double glazed sash windows ensure it is bathed in natural light, with ample room available for a formal dining table at the far end where stairs rise to the first floor. A sliding internal door gives way to the contemporary fully fitted kitchen, offering integrated appliances including an oven, an inset electric glass hob and an extractor overhead. Plentiful worktop space is ideal for food preparation, complemented by tiled splashbacks and tiled flooring underfoot. Adjacent, a conveniently positioned utility space offers plumbing for a washing machine, additional high level wall storage units and a characterful stable door giving access to the garden. Completing the ground floor accommodation, a three piece shower room features a large walk in shower with a rainfall showerhead and a glass screen, alongside a wall mounted heated towel rail and attractive tiling.

Ascending the stairs to the carpeted first floor, the landing leads to two double bedrooms. The main bedroom enjoys a front facing aspect, carpeted flooring, space for a double bed and a generous integrated wardrobe. The adjacent second double room is currently used as a home office but would also comfortably house a double bed, benefiting from further integrated storage and sash windows providing a lovely view out to the garden.

FIND US

Postcode : NR20 3PJ

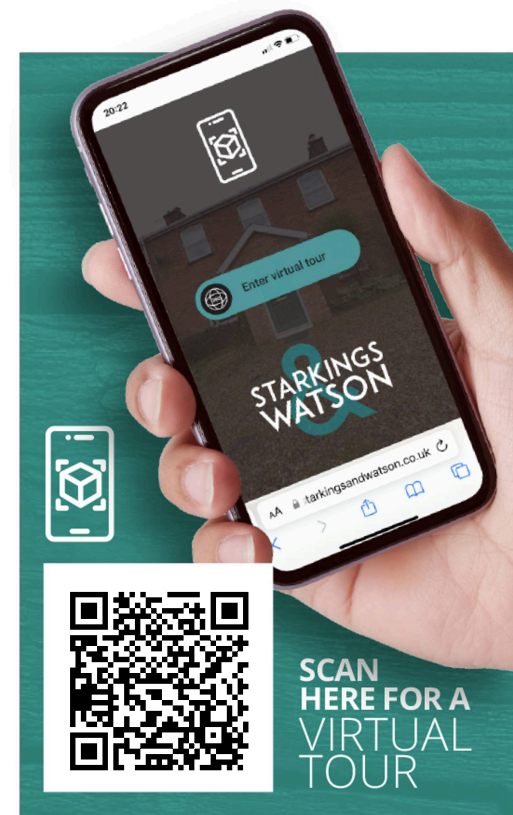
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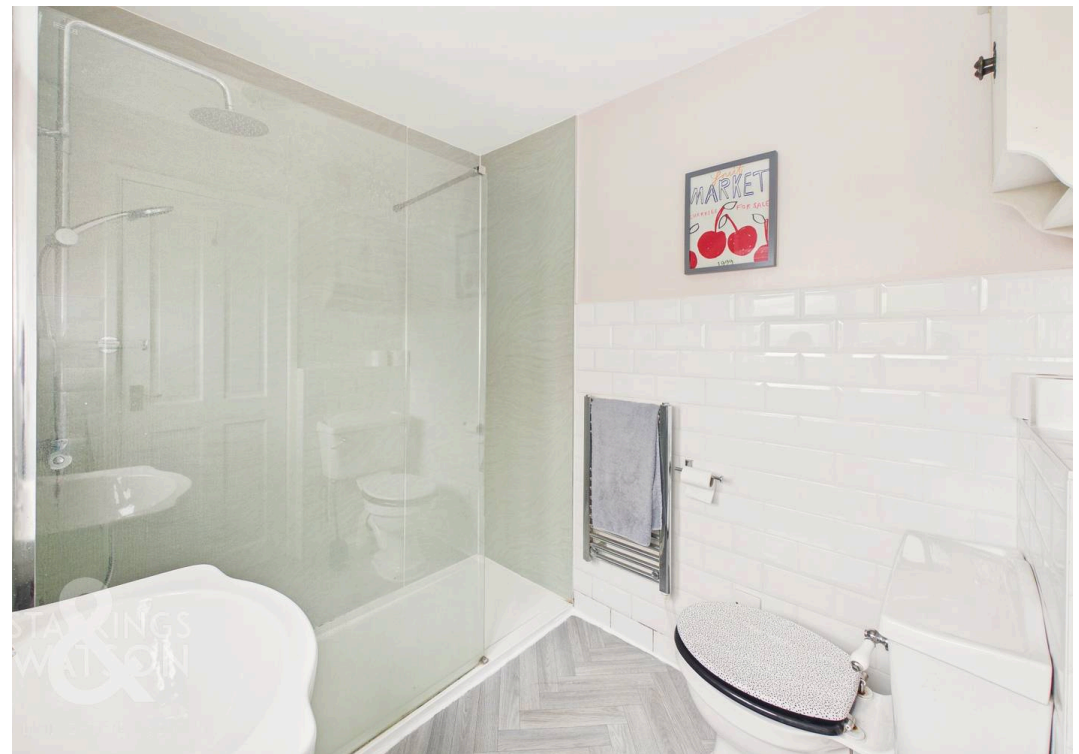
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

All furniture can be left with the property subject to separate negotiation.



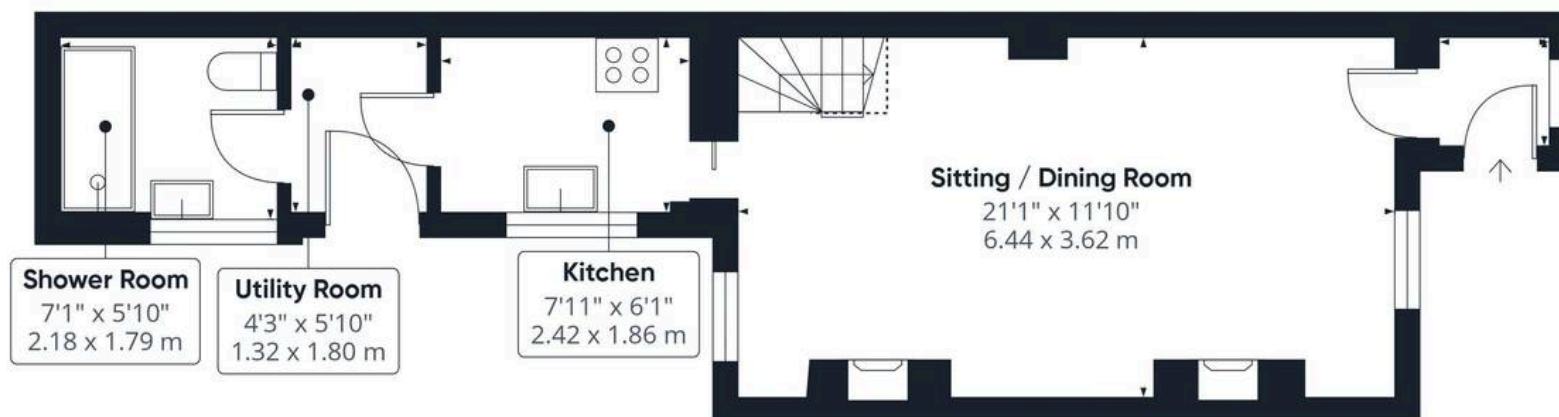




THE GREAT OUTDOORS

The rear bisected garden has been well maintained and is of generous proportions, opening onto a small hardstanding courtyard area which provides access to the generous lawned garden beyond. An attractive space can be found, with timber pergola, and a variety of mature hedging, shrubs and trees offering a leafy outlook. This leads to a small outbuilding, greenhouse, and further lawned gardens enclosed with timber panelled fencing. Beside the greenhouse a footpath leads to a timber gate which provides access to a further lawned garden with timber shed, and benefits from a variety of mature shrubs and a small paved patio tucked away in the far corner under the canopy of mature trees to the rear, providing the idyllic spot to relax and unwind.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

591 ft²

54.9 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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