



Searle House Mattishall Road, East Tuddenham Dereham NR20 3LR

welcome to

Searle House Mattishall Road, East Tuddenham Dereham

NO ONWARD CHAIN! A great-size four bed detached home, occupying a non-estate village location with easy access to A47 routes. Featuring a spacious lounge with log burner, dining room, kitchen & separate utility, privately-enclosed rear garden backing onto far-reaching fields, ample parking & garage



Set on an elevated plot in a desirable Norfolk village location, this spacious four-bedroom detached house offers a fantastic opportunity to enhance and personalise your next home.

Occupying a non-estate position with excellent commuting routes to Norwich, the property features a welcoming entrance porch, a handy cloakroom, and a generous dual-aspect lounge complete with a charming log burner. A separate dining room offers adaptable space for formal dining, a home office, or playroom use. The kitchen leads into a utility area, providing extra convenience for day-to-day living.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, three of which include built-in wardrobes, and a large four-piece family bathroom. Outside, the home boasts a private, well-presented rear garden filled with mature trees and established plant borders, backing onto picturesque field views. To the front, there is ample driveway parking, access to a garage, and elevated outlooks over the surrounding village.

Further benefits include oil-fired central heating, double-glazed windows, and a hot water softener-making this a practical and comfortable home with fantastic scope for future improvement. Offered for sale with NO ONWARD CHAIN!

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Parquet flooring, radiator, double glazed window to side aspect, double doors opening to the lounge and door opening to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, fitted

carpet flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

21' 7" x 13' 8" (6.58m x 4.17m)

Parquet flooring, central log burner with tiled hearth and exposed brick surround, stairs rising to first floor landing, two radiators, dual aspect double glazed windows to front and side aspects, and double doors opening to;

Dining Room

10' 10" x 10' 5" (3.30m x 3.17m)

Fitted carpet flooring, radiator, double glazed floor to ceiling window to rear aspect, double glazed external door opening to the rear garden and further door to;

Kitchen

10' 10" x 9' 4" (3.30m x 2.84m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, tiled flooring, double glazed window to rear aspect and door opening to;

Utility Room

12' 10" x 5' 9" (3.91m x 1.75m)

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled flooring, dual aspect double glazed windows to front and rear aspects and double glazed external doors opening to the front and rear aspects.

First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms and family bathroom.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m)

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed window to side and

rear aspects.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

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

Bedroom Three

10' 8" x 9' 9" (3.25m x 2.97m)

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

Bedroom Four

9' 9" x 7' 10" (2.97m x 2.39m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, corner bath, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set on a slightly elevated plot, this home boasts a large shingle driveway offering ample off-road parking and access to the single garage. The frontage is enhanced by a variety of mature shrubs, while gated side access leads through to the rear garden.

The generous rear garden is fully enclosed and beautifully arranged with a well-maintained lawn, inviting patio seating area, numerous colourful plant beds, established trees and a convenient storage shed - all enjoying a wonderful backdrop of open field views.

Garage

Power, lighting, double glazed window to rear aspect and up and over door to front.



view this property online williamhbrown.co.uk/Property/DRM117434



welcome to

Searle House Mattishall Road, East Tuddenham Dereham

- GUIDE PRICE £400,000 - £425,000
- 4-Bed Detached House - No Onward Chain
- Spacious And Versatile Living Space
- Impressive 21' Lounge With Log Burner
- Fitted Kitchen And Separate Utility

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£400,000 - £425,000



Total floor area 104.7 m² (1,127 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. Powered by area.livestage.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117434



Property Ref:
DRM117434 - 0005

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk