



25 Lime Tree Close

Guide Price £240,000 - £260,000

This spacious detached bungalow is pleasantly situated within a popular village location and offers well-proportioned accommodation with plenty of potential to make your own.

Internally, the property features a fitted kitchen and comfortable living room, together with a sunroom to the rear overlooking and providing access to the garden.

There are two bedrooms and a shower room suite, making the accommodation practical and versatile.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy, while a driveway and single garage offer convenient off-road parking and additional storage.

Ideally positioned within a sought-after village setting, this detached bungalow would make a wonderful home and early viewing is recommended.

Services

Electric storage heaters. Mains water, drainage, and electricity are connected.



Situation

Mattishall is a large, popular village 4 miles from Dereham.

The village offers a wide range of useful local amenities including a Post office, doctors surgery, pharmacy, two convenience stores, take away, café and public house.

Mattishall is a family friendly village with primary school and regular bus services into Dereham and Norwich City centre - which is roughly 10 miles away.

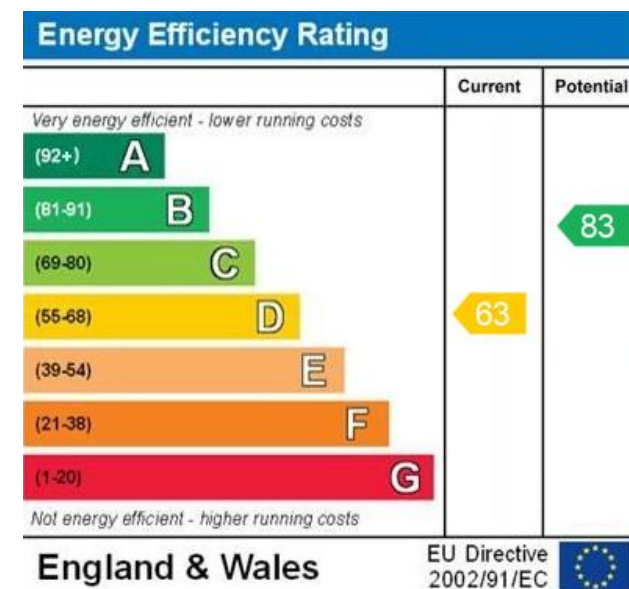
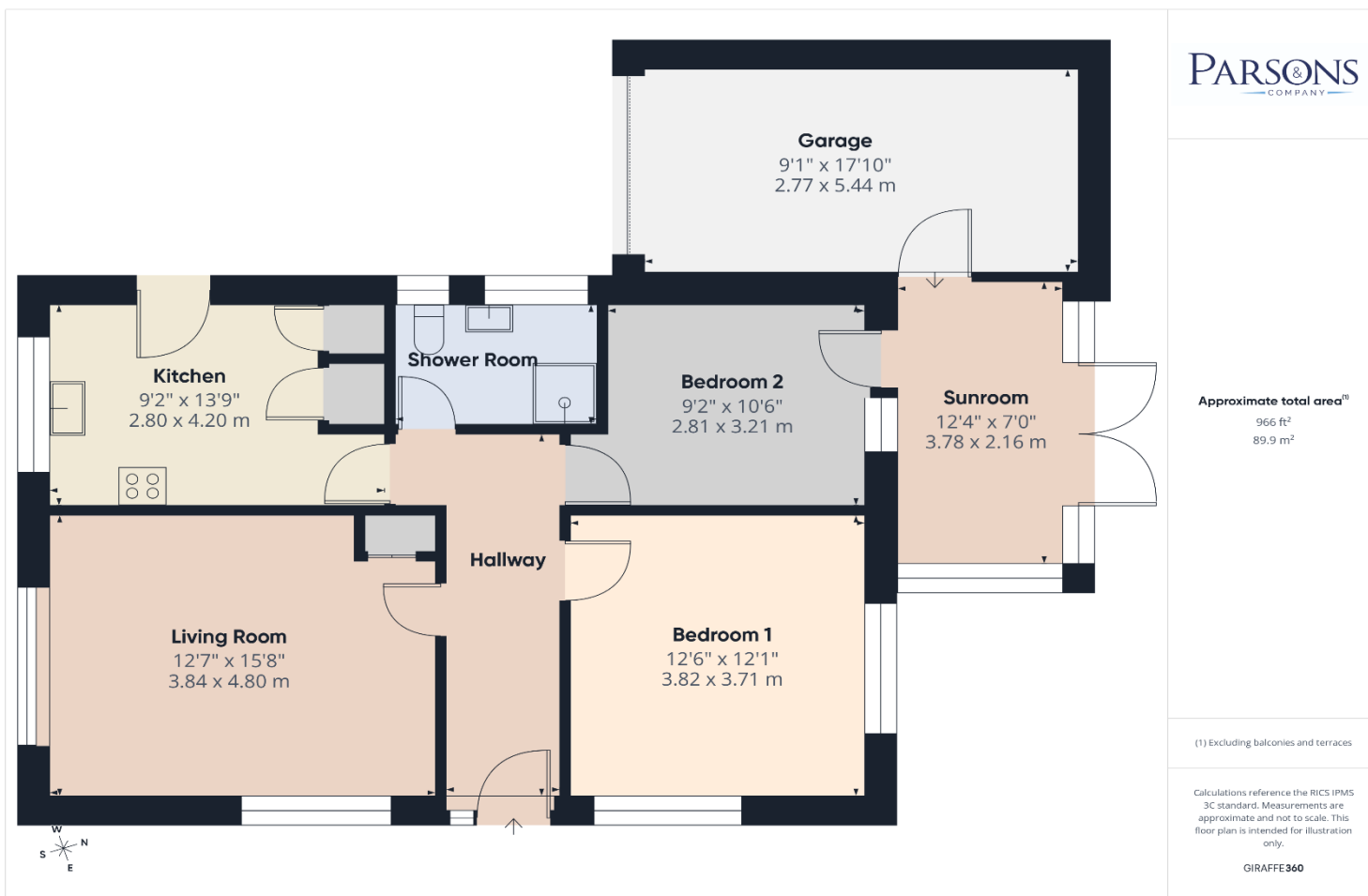
For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0688.



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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





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