



## Rayners Way, Mattishall, Dereham, NR20 3NQ

**Guide Price £250,000**

**\*\*SOUGHT AFTER VILLAGE LOCATION\*\* BE QUICK TO VIEW THIS AMAZING THREE BEDROOM DETACHED HOME! SET IN THE SOUGHT AFTER VILLAGE OF MATTISHALL, AMAZING CONDITION THROUGHOUT. 16' X 14'11 LOUNGE, RE-FITTED KITCHEN, RE-FITTED BATHROOM & W/C. IMMACULATE ENCLOSED REAR GARDEN, GARAGE & OFF ROAD PARKING. \*\* GUIDE PRICE £250,000 - £270,000 \*\***

- **\*\* SOUGHT AFTER VILLAGE LOCATION \*\***
- **AMAZING CONDITION THROUGHOUT**
- **16' x 14'11 LOUNGE**
- **ENCLOSED REAR GARDEN**
- **VIEWING IS HIGHLY RECOMMENDED**

- **THREE BEDROOM DETACHED HOUSE**
- **RE-FITTED KITCHEN**
- **RE-FITTED BATHROOM & W/C**
- **GARAGE & DRIVEWAY PARKING**
- **GUIDE PRICE £250,000 - £270,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**





### Stunning Three Bedroom Detached Home in Sought-After Mattishall - Guide Price £250,000 - £270,000

Set within the ever-popular village of Mattishall, this beautifully presented three-bedroom detached home offers an ideal combination of modern comfort, stylish presentation and village charm. With a spacious 16' x 14'11 lounge, a re-fitted kitchen and bathroom, a garage with off-road parking and an immaculate enclosed rear garden, this property is a wonderful opportunity for families, couples or downsizers seeking a move-in-ready home in a well-connected yet peaceful setting.

Upon entering, you're greeted by a welcoming entrance hall with a convenient re-fitted ground floor W/C, perfect for modern family living. The lounge is an impressive space, offering plenty of room for both relaxation and entertaining. Flooded with natural light, it has a bright, airy feel while maintaining a sense of warmth and comfort – an inviting area to unwind at the end of the day or gather with family and friends.

The dining room sits just off the lounge, creating a seamless flow through the ground floor. This flexible space is ideal for formal meals, family gatherings or even as a home office if desired. From here, you're led into the stylish re-fitted kitchen, which has been tastefully updated to include modern units, quality fittings and ample workspace. It's both practical and attractive, a real heart of the home where cooking feels effortless.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The main bedroom is a generous double, beautifully presented and offering ample storage space. The second bedroom also accommodates a double bed, whilst the third bedroom makes for a perfect child's room, guest space or home study. The re-fitted family bathroom has been finished to a high standard, featuring a modern suite and contemporary tiling, providing a relaxing retreat for the household.

Outside, the property has an enclosed rear garden, offering a peaceful and private setting for outdoor living. Thoughtfully