



Appletree Cottage, 2 Burgh Lane

Guide Price £325,000 - £350,000

This semi-detached grade II listed cottage has been extended twice and offers good sized and very well maintained accommodation.

Situated in the sought after village of Mattishall and offered for sale with no onward chain, an internal viewing is strongly recommended.

The front door provides access to an internal hallway with the stairs leading to the first floor. There is a shower room (which could be changed back to a bathroom with pipework already in situ) and a sitting room with wooden beams and feature brick fireplace containing a wood burner.

The kitchen has fitted wall and base cupboards and benefits from a utility room with toilet. Beyond this is a sun room with French doors to the garden and single door to the side. Upstairs there is a small landing which provides access to three bedrooms, all double in size.

Outside, the property benefits from driveway to the side with off road parking for several vehicles, the driveway continues round the garden where the brick built outbuilding/workshop can be found.

This would be ideal for conversion to an annexe, subject to the necessary planning permissions. The remainder of the garden is laid to lawn with a variety of shrubs and plants, together with a patio area to enjoy the sunshine.

Services - Oil central heating. 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.

Directions

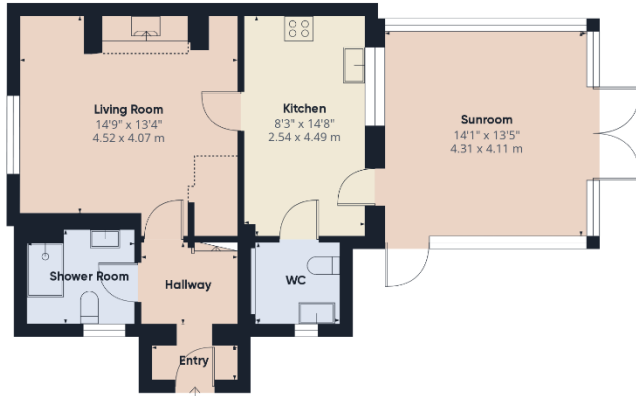
To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village, past the Primary School and take the left hand turning onto Burgh Lane shortly after the Church. The property will be found on the right hand side.

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

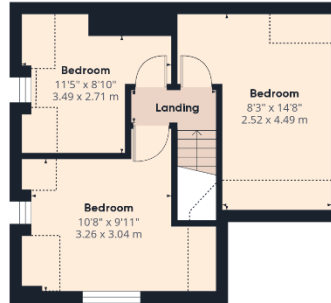
This property is being marketed by our Dereham office and the property reference is AD0377.

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.

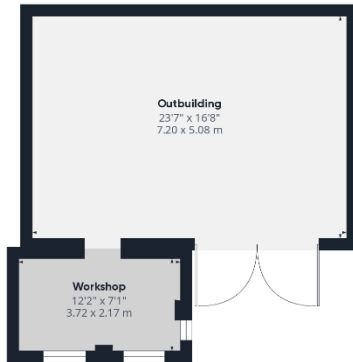




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1541.84 ft²
143.24 m²

Reduced headroom

101.54 ft²
9.43 m²

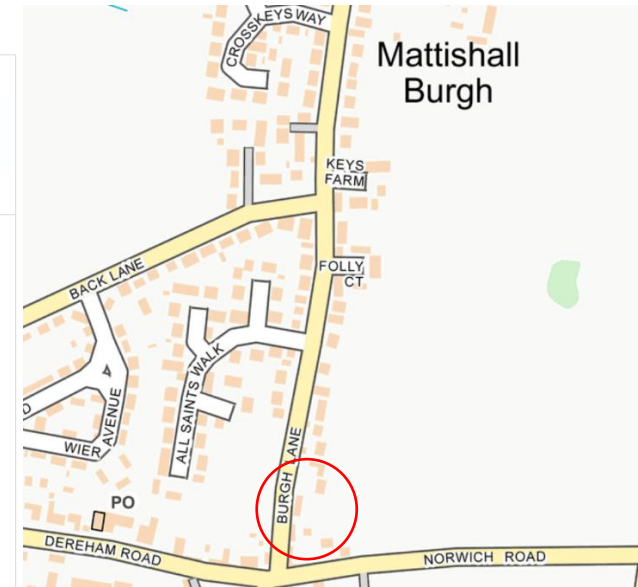
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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