





Grove Farm Cottage, Burgh Lane, Mattishall, Dereham, NR20 3QU

william h brown

welcome to

Grove Farm Cottage, Burgh Lane, Mattishall, Dereham

GUIDE PRICE £365,000 TO £385,000 Charming three-bedroom detached home in the sought-after village of Mattishall, offering characterful accommodation, a cosy fireplace, generous gardens, ample off-road parking, large summer house and a wonderful village setting.





We are delighted to present this charming and characterful three-bedroom detached home, ideally situated within the highly desirable village of Mattishall. Offering a blend of traditional charm and practical living space, this welcoming property is perfect for families, couples, or those seeking a peaceful village lifestyle.

The ground floor accommodation includes a cosy living room centred around an attractive fireplace, creating a warm and inviting space for relaxing or entertaining. The fitted kitchen provides ample storage, generous worktop space, and room for essential appliances, while the ground floor bathroom is fitted with a bath and shower over.

To the first floor are three well-proportioned bedrooms, each enjoying pleasant outlooks and continuing the property's characterful appeal.

Externally, the home sits on a generous plot with a large driveway providing ample off-road parking for multiple vehicles. The attractive rear garden is predominantly laid to lawn, creating a wonderful outdoor space to enjoy. A patio seating area offers the perfect setting for al fresco dining and entertaining, while the impressive summer house, complete with power, provides a versatile space ideal for a home office, hobby room, or relaxing retreat.

Combining character, space, and a sought-after village location, this delightful home presents a wonderful opportunity for a variety of buyers.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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Grove Farm, Cottage Burgh Lane, Mattishall, Dereham

- Three-bedroom detached character home
- Sought-after village location in Mattishall
- Charming living room with feature fireplace
- Fitted kitchen with ample storage and workspace
- Ground floor bathroom with shower over bath

Tenure: Freehold EPC Rating: F
Council Tax Band: C

guide price

£365,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DRM118383 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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