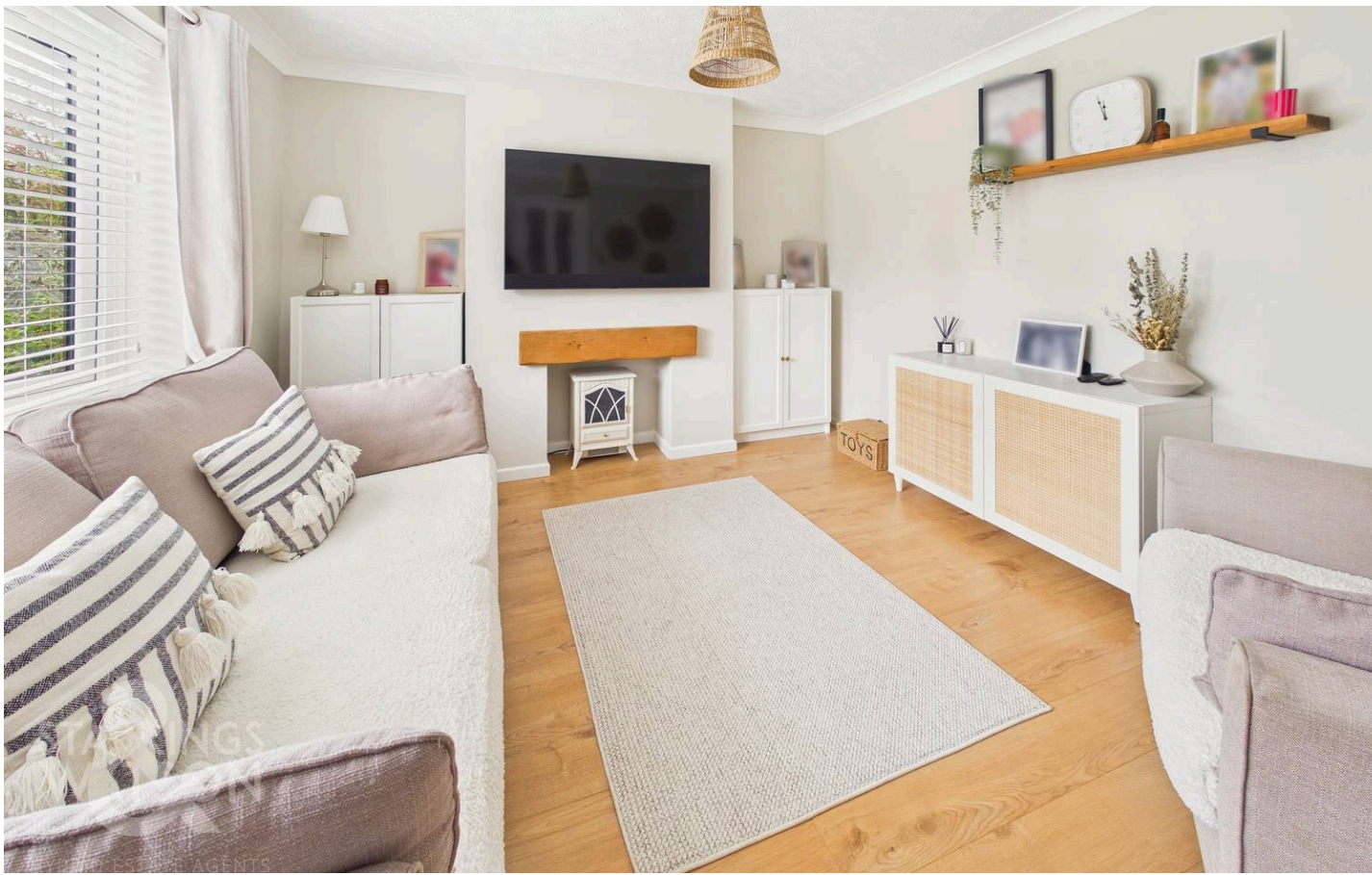




Keys Farm, Mattishall - NR20 3RZ



Keys Farm

Mattishall, Dereham

Tucked away within a quiet CUL-DE-SAC, this LINK-DETACHED FAMILY HOME has been EXTENDED and UPDATED with high quality fixtures and fittings including a newly installed AIR SOURCE HEAT PUMP delivering LOWER RUNNING COSTS and environmental impact, providing a perfect blend of contemporary comfort and versatile family living. Step through the ENCLOSED PORCH entry, perfect for storing coats and shoes, into a spacious HALLWAY, the perfect MEET and GREET space. The newly updated interior showcases a front facing 12' SITTING ROOM, perfect for relaxed evenings or hosting guests. For those working from home or seeking flexibility, a ground floor STUDY offers versatility for multiple uses including as a FOURTH BEDROOM. The heart of the home is the impressive 28' OPEN PLAN KITCHEN and DINING ROOM, beautifully appointed including EXTENSIVE STORAGE and INTEGRATED APPLIANCES, whilst FRENCH DOORS open directly to the garden. The space is perfect for family gatherings and entertaining, complimented with a separate UTILITY ROOM and two piece W.C for added convenience.

The adjoining uPVC double glazed CONSERVATORY frames panoramic views of the garden, creating a tranquil setting for year round enjoyment. Upstairs, THREE BEDROOMS open from the landing, all featuring INTEGRATED WARDROBES, ensuring plentiful storage, while the modernised FAMILY BATHROOM is complete with a shower over the bath. Heading outside, the PRIVATE and FULLY ENCLOSED GARDEN wraps around the side and rear of the property, whilst DRIVEWAY PARKING for multiple vehicles is available to the front.

Council Tax band: C

Tenure: Freehold

- Extended Link-Detached Family Home
- Quiet Cul-De-Sac Setting
- Newly Updated & Improved Interior
- 12' Sitting Room & Conservatory Overlooking Garden
- 28' Open Plan Kitchen/ Dining Room With Separate Utility Room
- Three/ Four Bedrooms
- Private & Enclosed Rear Garden
- Driveway Parking To Front



Mattishall is a well-served village that offers the perfect balance of rural peace and modern convenience, boasting its own primary school, doctors' surgery, and local shops. The nearby market town of Dereham is just five miles away, providing a wide array of supermarkets, a cinema, and leisure facilities. For a broader range of amenities, the historic city of Norwich is easily accessible via the A47, offering award winning shopping, direct rail links to London, and a vibrant cultural scene.

SETTING THE SCENE

Tucked away at the end of a quiet cul-de-sac, the property is set back from the road and approached via a spacious shingle driveway. The frontage is enclosed by wrought iron railings to the side boundary and wooden picket fencing to the front, which borders a well maintained lawn with surrounding shrubs and plantings. The main entrance can be found at the front of the home.

THE GRAND TOUR

Stepping inside, the enclosed porch entrance features tile flooring and offers the perfect space for storing coats and shoes. A further door leads into the spacious hallway, where stairs rise to the first floor with tucked away storage beneath. Newly laid laminate wood flooring runs underfoot and continues throughout the ground floor and to the 12' sitting room, enjoying a front facing aspect through uPVC double glazed windows. The room allows for a range of soft furnishing layouts centred around a feature fireplace, with alcove spaces on either side ideal for storage, furniture or shelving. Across the hallway, a versatile ground floor study can be found. Currently used as a home office, this space would also suit use as a hobby room or a fourth bedroom. At the end of the hallway, you are welcomed into the substantially sized 28' kitchen and dining room. The dining area offers an integrated pantry cupboard and ample space for a formal dining table, with adjacent French doors flooding the room with natural light and opening directly onto the garden. The kitchen itself provides extensive storage from a range of wall and base units, integrated appliances include an oven, inset electric hob, fridge, and freezer. Worktop space wraps around to provide plenty of room for food preparation, complemented by tiled splashbacks and an inset ceramic sink positioned below the window. A further door leads to the uPVC double glazed conservatory, enjoying continued laminate flooring and panoramic garden views with additional French doors.

A walkway from the kitchen leads to a separate utility space, which further benefits from a ground floor two piece W.C with a wall mounted heated towel rail and vanity storage below the sink.

Ascending the stairs to the first floor, newly laid carpet runs throughout the landing and all bedrooms. The landing provides loft access overhead and a deceptively sized airing cupboard housing a new water tank. The main bedroom enjoys a rear facing aspect with space for a large double bed and integrated wardrobes. The similarly sized second double bedroom also benefits from integrated wardrobes and overlooks the front, while the adjacent third bedroom is ideal as a single room, nursery, or study, further benefiting from its own integrated wardrobe space. Completing the accommodation is the three piece family bathroom, which offers a shower over the bath with a glass splashback, decorative floor to ceiling tiling and tiled flooring provides easy maintenance.

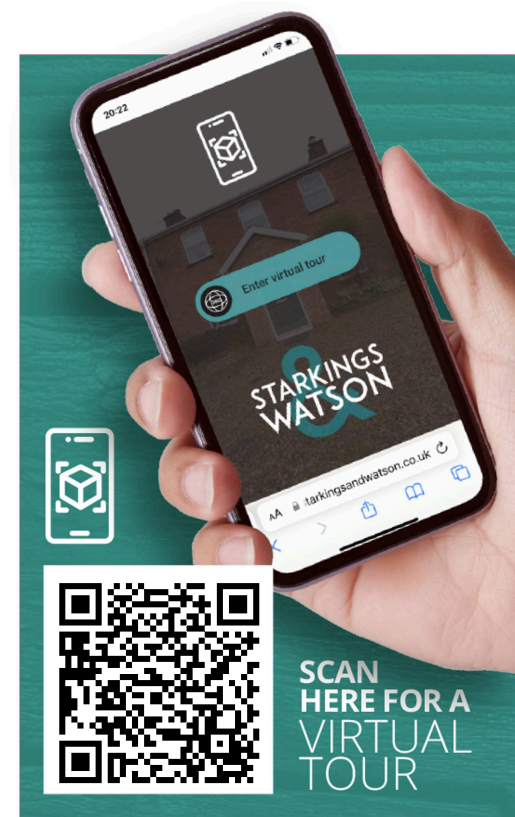
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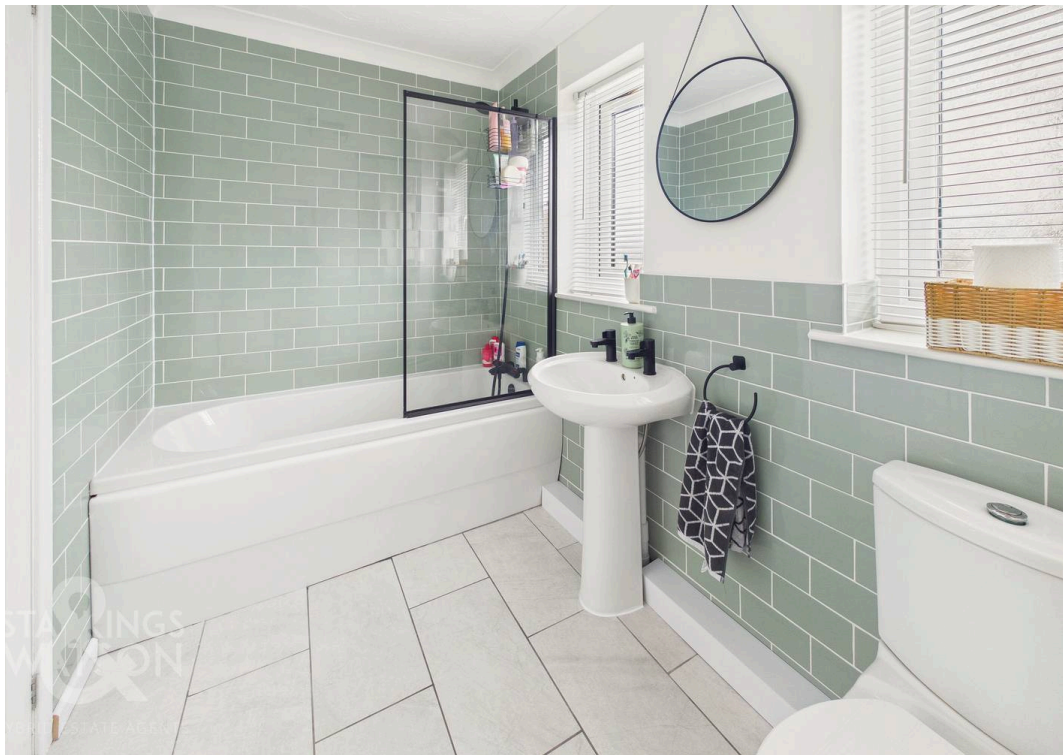
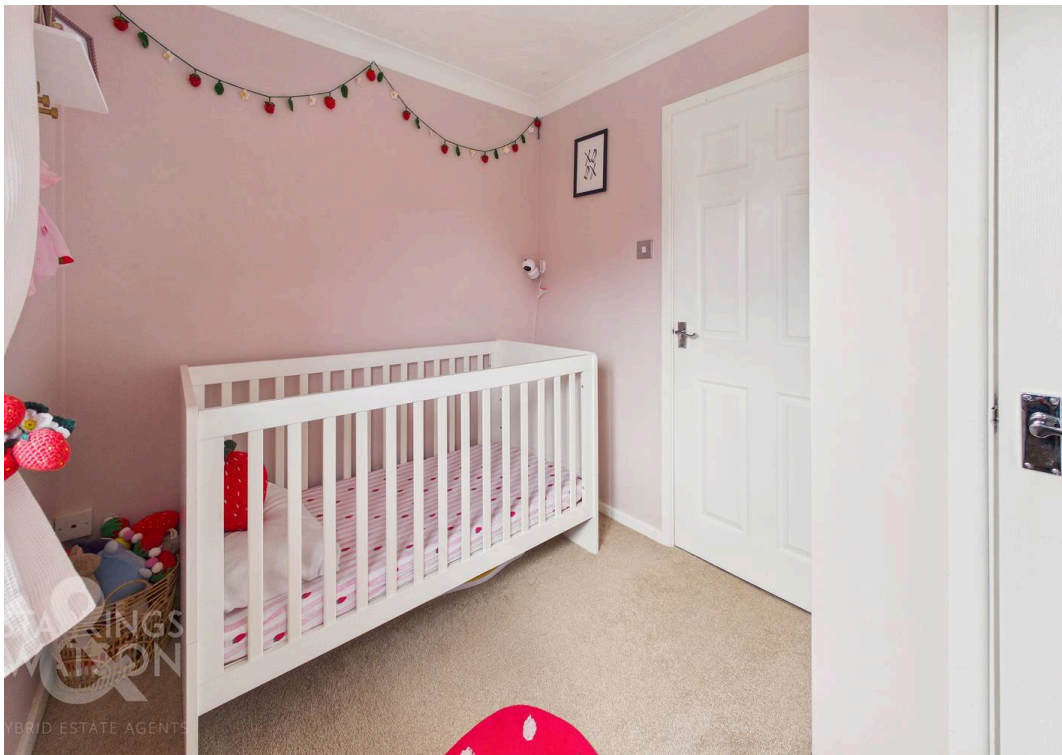
Postcode : NR20 3RZ

What3Words : ///smarting.elbowed.lighten

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



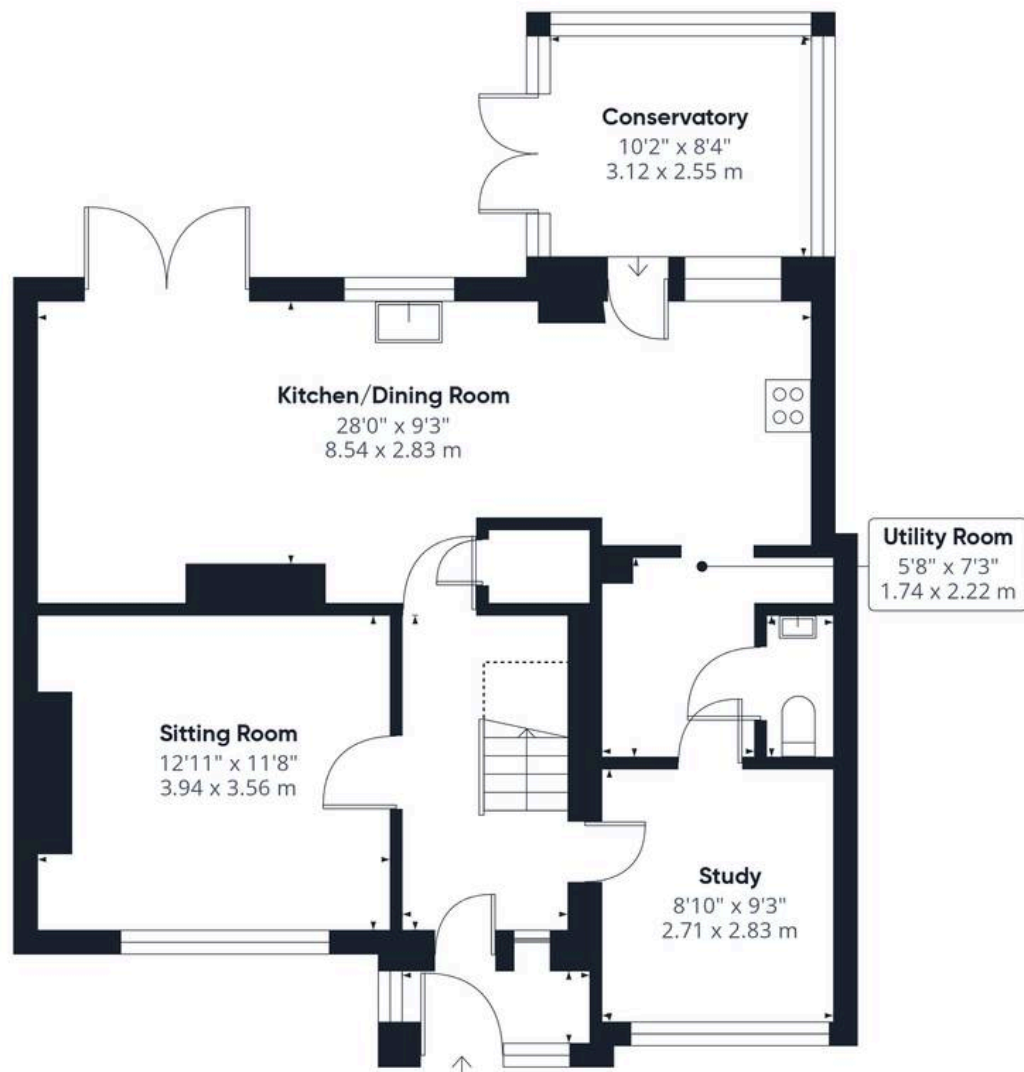




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, enjoying a high degree of seclusion. A flagstone pathway borders the home, providing access to useful storage space adjacent to the conservatory, while the remainder of the garden is predominantly laid to a well maintained lawn. In the left-hand corner, a flagstone patio has been strategically positioned to capture the summer sunshine, making it the perfect spot for outdoor furniture. Continuing around the side of the property, a shingled area houses a timber storage shed and provides further space for bin storage. The air source heat pump is also located here, while a wooden ledge and brace gate allows for convenient access back to the front of the home.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1149 ft²
106.7 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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