



**Greys Close, Mattishall, Dereham, NR20 3QN**

**welcome to**

**Gregs Close, Mattishall, Dereham**

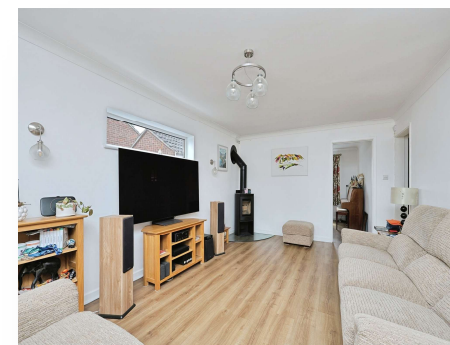
A well-presented three-bedroom detached home in the popular village of Mattishall, within walking distance of local amenities. Offering a cosy lounge with log burner, separate dining room, conservatory, driveway, garage, and enclosed rear garden, perfect for family living.



We are delighted to present this well-proportioned three-bedroom detached home, situated in the highly desirable village of Mattishall. Ideally located within easy walking distance of local shops, the village school, and the doctor's surgery, this property offers a perfect balance of convenience and countryside living.

Upon entering the property, you are welcomed by an entrance hall leading through to a cosy and inviting lounge, complete with an attractive log burner, creating a warm and comfortable living space. The kitchen is fitted with a range of wall and base units, an electric oven, and has space for utilities. This area flows through to a bright and airy conservatory, with a side door providing access to the garden. A separate dining room, with a window overlooking the rear, offers an ideal setting for family meals and entertaining. Upstairs, the property boasts three well-proportioned bedrooms. There is also a separate WC and a two-piece bathroom suite with a shower over the bath.

Externally, the property benefits from a generous driveway providing ample off-road parking, alongside a garage. The front garden is mainly laid to lawn with a shingle area and a variety of shrubs, creating an attractive approach. To the rear, the garden features a patio and stone area, as well as a lawn, offering a great space for outdoor relaxation and entertaining.



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## Gregs Close, Mattishall, Dereham

- Three-bedroom detached house
- Spacious lounge with characterful log burner
- Sought-after village location in Mattishall
- Separate dining room and bright conservatory
- Generous driveway with garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM118218 - 0002

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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