



**Mattishall Road, East Tuddenham, Dereham, NR20 3LR**

**welcome to**

## **Mattishall Road, East Tuddenham, Dereham**

>> NO ONWARD CHAIN! A great-size 4-bed detached home, occupying a non-estate village location with easy access to A47 routes. Featuring a spacious lounge with log burner, dining room, kitchen & separate utility, privately-enclosed rear garden backing onto far-reaching fields, ample parking & garage!



## Description

Set on an elevated plot in a desirable Norfolk village location, this spacious four-bedroom detached house offers a fantastic opportunity to enhance and personalise your next home.

Occupying a non-estate position with excellent commuting routes to Norwich, the property features a welcoming entrance porch, a handy cloakroom, and a generous dual-aspect lounge complete with a charming log burner. A separate dining room offers adaptable space for formal dining, a home office, or playroom use. The kitchen leads into a utility area, providing extra convenience for day-to-day living.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, three of which include built-in wardrobes, and a large four-piece family bathroom. Outside, the home boasts a private, well-presented rear garden filled with mature trees and established plant borders, backing onto picturesque field views. To the front, there is ample driveway parking, access to a garage, and elevated outlooks over the surrounding village.

Further benefits include oil-fired central heating, double-glazed windows, and a hot water softener - making this a practical and comfortable home with fantastic scope for future improvement. Offered for sale with NO ONWARD CHAIN!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Porch

Parquet flooring, radiator, double glazed window to side aspect, double doors opening to the lounge and door opening to;

### Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

### Lounge

21' 7" x 13' 8" ( 6.58m x 4.17m )

Parquet flooring, central log burner with tiled hearth and exposed brick surround, stairs rising to first floor landing, two radiators, dual aspect double glazed windows to front and side aspects, and double doors opening to;

### Dining Room

10' 10" x 10' 5" ( 3.30m x 3.17m )

Fitted carpet flooring, radiator, double glazed floor to ceiling window to rear aspect, double glazed external door opening to the rear garden and further door to;

### Kitchen

10' 10" x 9' 4" ( 3.30m x 2.84m )

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, tiled flooring, double glazed window to rear aspect and door opening to;

### Utility Room

12' 10" x 5' 9" ( 3.91m x 1.75m )

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled flooring, dual aspect double glazed windows to front and rear aspects and double glazed external doors opening to the front and rear aspects.

### First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms and family bathroom.

### Bedroom One

11' 11" x 10' 7" ( 3.63m x 3.23m )

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed window to side and rear aspects.

### Bedroom Two

10' 8" x 10' 8" ( 3.25m x 3.25m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

### Bedroom Three

10' 8" x 9' 9" ( 3.25m x 2.97m )

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

### Bedroom Four

9' 9" x 7' 10" ( 2.97m x 2.39m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, corner bath, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

### Outside

Set on a slightly elevated plot, this home boasts a large shingle driveway offering ample off-road parking and access to the single garage. The frontage is enhanced by a variety of mature shrubs, while gated side access leads through to the rear garden.

The generous rear garden is fully enclosed and beautifully arranged with a well-maintained lawn, inviting patio seating area, numerous colourful plant beds, established trees and a convenient storage shed - all enjoying a wonderful backdrop of open field views.

### Garage

Power, lighting, double glazed window to rear aspect and up and over door to front.



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## Mattishall Road, East Tuddenham

- 4-Bed Detached House - No Onward Chain
- Spacious And Versatile Living Space
- Impressive 21' Lounge With Log Burner
- Fitted Kitchen And Separate Utility
- Well-Established Rear Garden With Glorious Field Views Beyond
- Ample Off-Road Parking And Garage
- Non-Estate, Elevated Plot Position

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£400,000 - £425,000**



Total floor area 104.7 m<sup>2</sup> (1,127 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
DRM117434 - 0004



Please note the marker reflects the postcode not the actual property

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