



24 Dereham Road

Guide Price £325,000 - £350,000

This spacious detached bungalow offers well-balanced accommodation in a highly sought-after location, ideal for those seeking comfort, convenience, and single-level living.

The property features a generous living room that flows seamlessly into a bright and airy sunroom, creating the perfect space for relaxing or entertaining while enjoying views of the garden.

The kitchen provides ample storage and worktop space, along with space for a dining area.

Further benefitting from a utility room, WC, and access door into the garage.

There are three well-proportioned double bedrooms, offering flexibility for family living, guests, or a home office.

The shower room is fitted with a walk-in shower and a further shower enclosure.

Externally, the home benefits from a single garage and driveway, providing convenient off-road parking.

To the rear, the well-maintained garden features a patio area, ideal for outdoor dining and enjoying warmer months.

Situated close to local amenities and offered with no onward chain, this attractive bungalow presents a fantastic opportunity for those seeking single-storey living.



Services

Oil central heating. Mains water, drainage, and electricity are connected.

Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

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 AD0644.

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. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





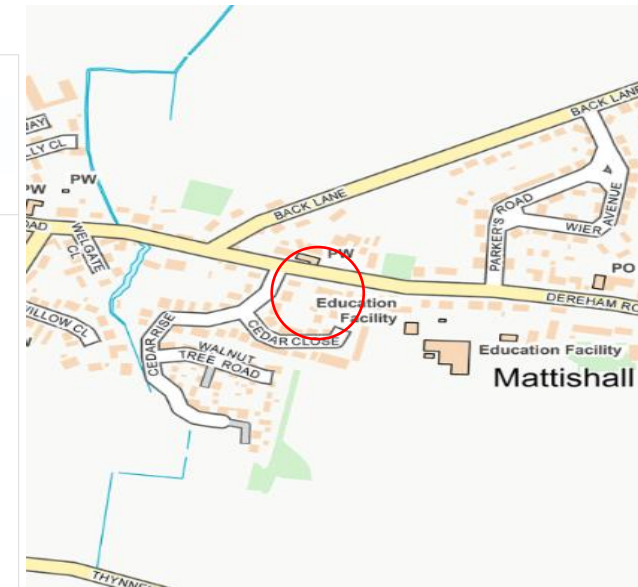
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Approximate total area^m
1573 ft²
146.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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