



Willow Cottage

Guide Price £325,000 - £350,000

This grade II listed semi-detached cottage offers many character features throughout and is situated in a non-estate position within the popular village of Mattishall.

To the front, the property has been extended and houses the kitchen/breakfast room with vaulted beamed ceiling with Velux windows and an array of fitted base and wall cupboards, together with a breakfast bar and space for table & chairs. Beyond this is a utility space opposite the main entrance door. An inner hallway provides access to a cloakroom with oil fired boiler, then onto a study area/snug. In addition there is a sitting room with brick fireplace containing a wood burner and a separate dining room with French doors to a patio seating area.

The staircase leads to the first floor where there is an 'L' shaped landing. The main bedroom has two built-in cupboards and overlooks the garden. There are two further double bedrooms and a fourth single bedroom (currently used as an office). In addition there is a family bathroom with four-piece suite.

Outside, the property boasts a gravel driveway providing ample off road parking space. The main garden will be found through the pergola and is mainly laid to lawn with patio seating area, flower/shrub borders and a summer house. There is an additional section of patio to the North of the property which is accessed via a side pathway.

The character features include a brick fireplace, some internal doors and windows, together with many exposed beams which date back to the 16th century when the original part of the property was built.

N.B. The neighbour at number 17 does have a pedestrian right of way down the side path which provides access to their garden via a gate.



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

Situation

Mattishall is a large, popular village 4 miles from Dereham. The village offers a wide range of useful local amenities including a Post office, doctors surgery, pharmacy, two convenience stores, take away, café and public house. Mattishall is a family friendly village with primary school and regular bus services into Dereham and Norwich City centre - which is roughly 10 miles away.

Directions

To find the property leave Dereham on the B1135 Wymondham Road through the villages of Yaxham and Clint Green and into Mattishall. Proceed through the village, past the Primary School and take the right hand turning after the Church onto Mill Street. Continue onto South Green where the property will be found on the right hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

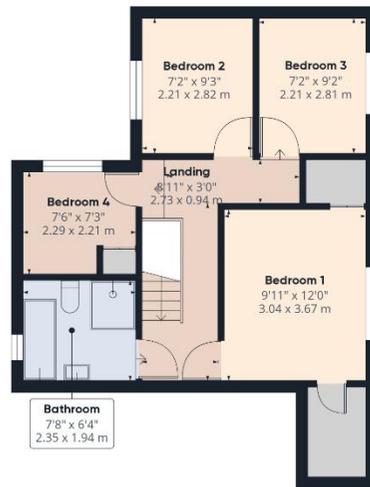
This property is being marketed by our Dereham office and the property reference is AD0402.

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. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1



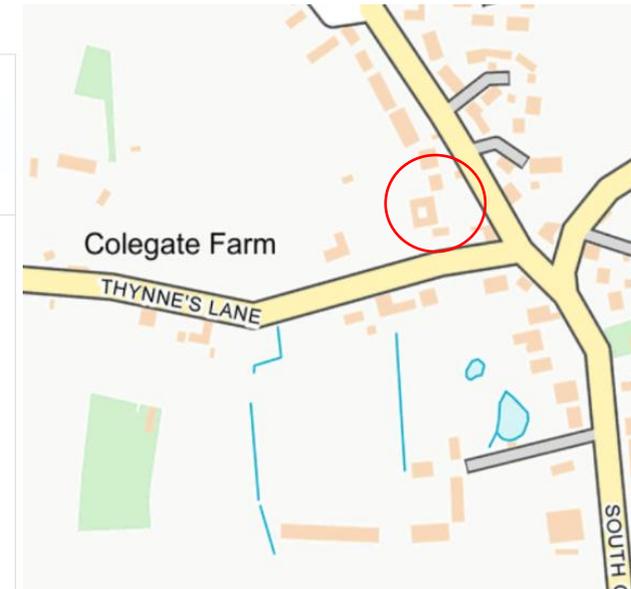
Approximate total area^m
 1205.87 ft²
 112.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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