



SOWERBYS

THE BIRCHES

Mattishall Road, East Tuddenham,
Norfolk, NR20 3LY



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- Spacious Detached Family Home
- Stunning Landscaped Grounds Extending to 0.4 Acres (STMS)
- Immaculately Presented Both Inside and Out
- Wonderful Location with Far-Reaching Field Views
- Four Spacious Bedrooms Including Principal En-Suite
- High Specification Fitted Kitchen
- Living Room with Open Fireplace
- Dining Room, Utility and Boot Room
- Garage and Outbuildings Including Summer House and Shed
- Large Shingled Driveway, Front and Enclosed Rear Gardens

Dereham Office

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This spacious and versatile detached home is situated on a delightful plot with simply stunningly manicured gardens of 0.4 acres (STMS). Set back from the road within the ever popular mid-Norfolk village of East Tuddenham which is just a few miles from the market town of Dereham and the cathedral city of Norwich. The current owners have enjoyed many happy years at The Birches and have continued to improve upon what was already a high quality property. In immaculate condition both inside and out, the property enjoys views across the neighbouring farmland to complement this wonderful family home.

The spacious, flexible and well-appointed living space enjoys a wonderful light and airy feel throughout. Ground floor accommodation briefly comprises; entrance hall, dual aspect living room with a wonderful open fireplace, and glazed patio doors leading out to the garden, kitchen/breakfast room, dining room, utility room, boot room and cloakroom with WC. Moving to the first floor you will find a spacious landing with a large airing cupboard, four good sized bedrooms with an en-suite shower room to the principal bedroom and a family bathroom with a four piece suite.

Outside, to the rear of the property, the enclosed and private westerly aspected gardens are well manicured, featuring well stocked borders with a wealth of mature shrubs, beautiful plants and small trees. A good-sized paved area is accessed via a patio door out from the lounge and door from the boot room. Bounded by a brick wall and timber pergola creating an excellent sheltered and secluded spot to sit and relax on a summers evening. A delightful summer house is the perfect escape for a glass of wine and not to mention taking in the stunning and far-reaching field views! The front garden is mainly laid to lawn which is intersected by a sweeping shingled driveway leading up to the garage and provides ample parking for multiple vehicles with wide access to the side of the property for additional parking, as required, or access to the rear gardens.













EAST TUDDENHAM

East Tuddenham is a village situated in the heart of the Norfolk countryside. There is a village hall with a social club, full size snooker table and two outdoor tennis courts. The bustling market town of Dereham is approximately 10 miles away and the City of Norwich is approximately 11 miles away. The village is also fortunate to have many public footpaths and local walks including a 12 mile walk for ramblers.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating. Telephone and broadband connections.

COUNCIL TAX

Band E.

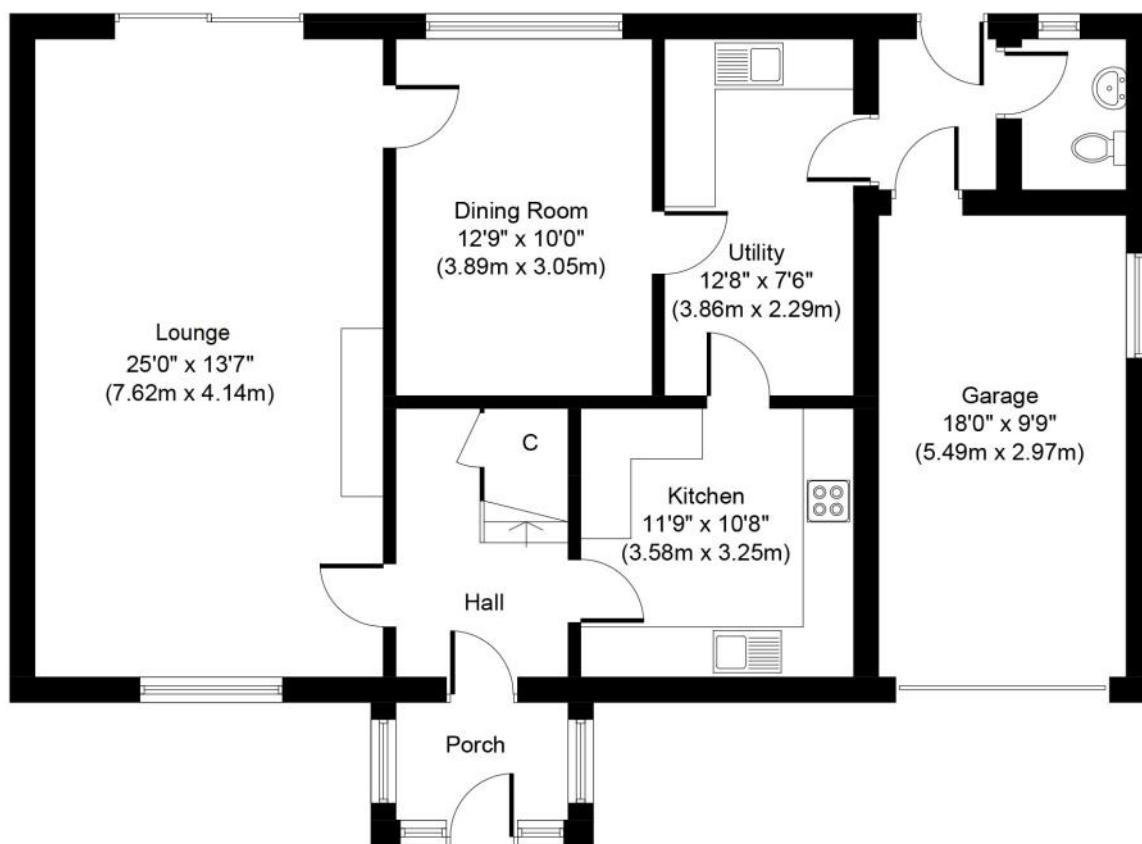
ENERGY EFFICIENCY RATING

D. Ref:- 9228-2014-7241-2074-4990

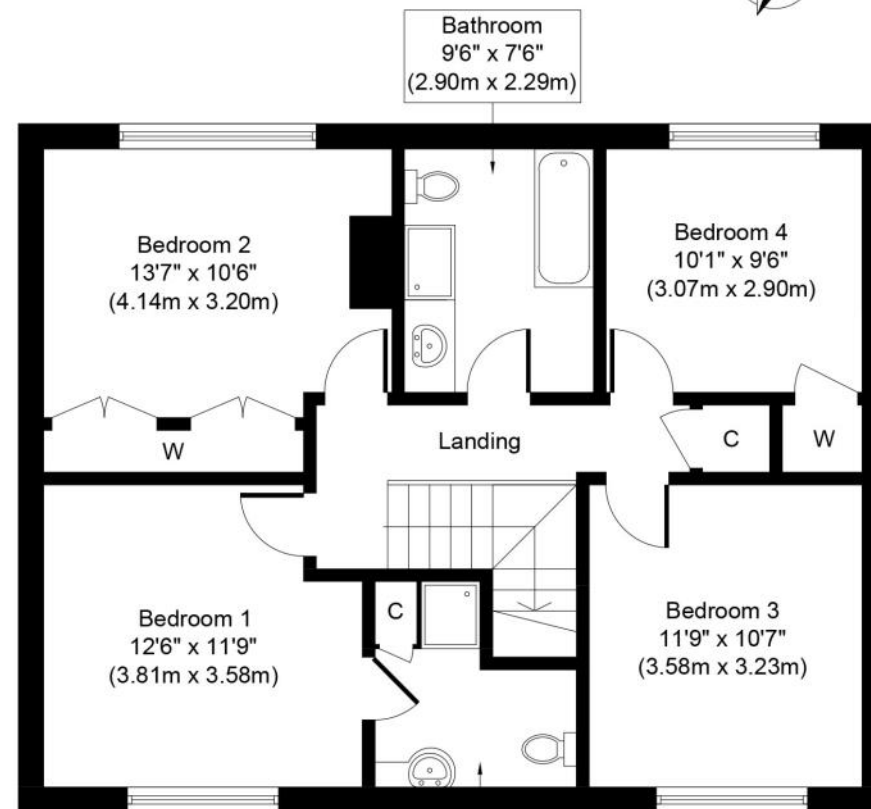
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Ground Floor
Approximate Floor Area
1101 Sq. ft.
(102.3 Sq. m.)



En-Suite
7'3" x 4'7"
(2.21m x 1.40m)

First Floor
Approximate Floor Area
798 Sq. ft.
(74.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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