



THE STORY OF

56 Burgh Lane

Mattishall, Norfolk

SOWERBYS

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Mattishall, Norfolk
NR20 3QR

- Two Bedroom Detached Bungalow
- Open Fireplace and Bay Window in the Sitting Room
- Garden Room and Veranda
- Large Garden
- Plot Size of a Quarter of an Acre (stms)
- Possibility to Create Additional Living Space
- Shingled Driveway for Multiple Vehicles
- Garage

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



On entering 56 Burgh Lane you are welcomed into the central hall, which gives access to all the principal rooms and bedrooms.

To the front of the property is a large sitting room with an open fireplace and bay window. The kitchen dining room, positioned behind this room, is flooded with natural light and has enough space for a dining table. The property has had an additional garden room - with a practical stable door to the kitchen - and a veranda out the back, the perfect place to sit and listen to nature in the home's lovely garden.

The property has two double bedrooms, both of which are good size. In the front bedroom there is ample storage with mirrored wall-to-wall wardrobes. Both of these bedrooms share the family shower room that is positioned centrally in the house, with there being a separate toilet and hand basin next to this room.

The garden, to the rear, is of a large size - the entire plot measures a quarter

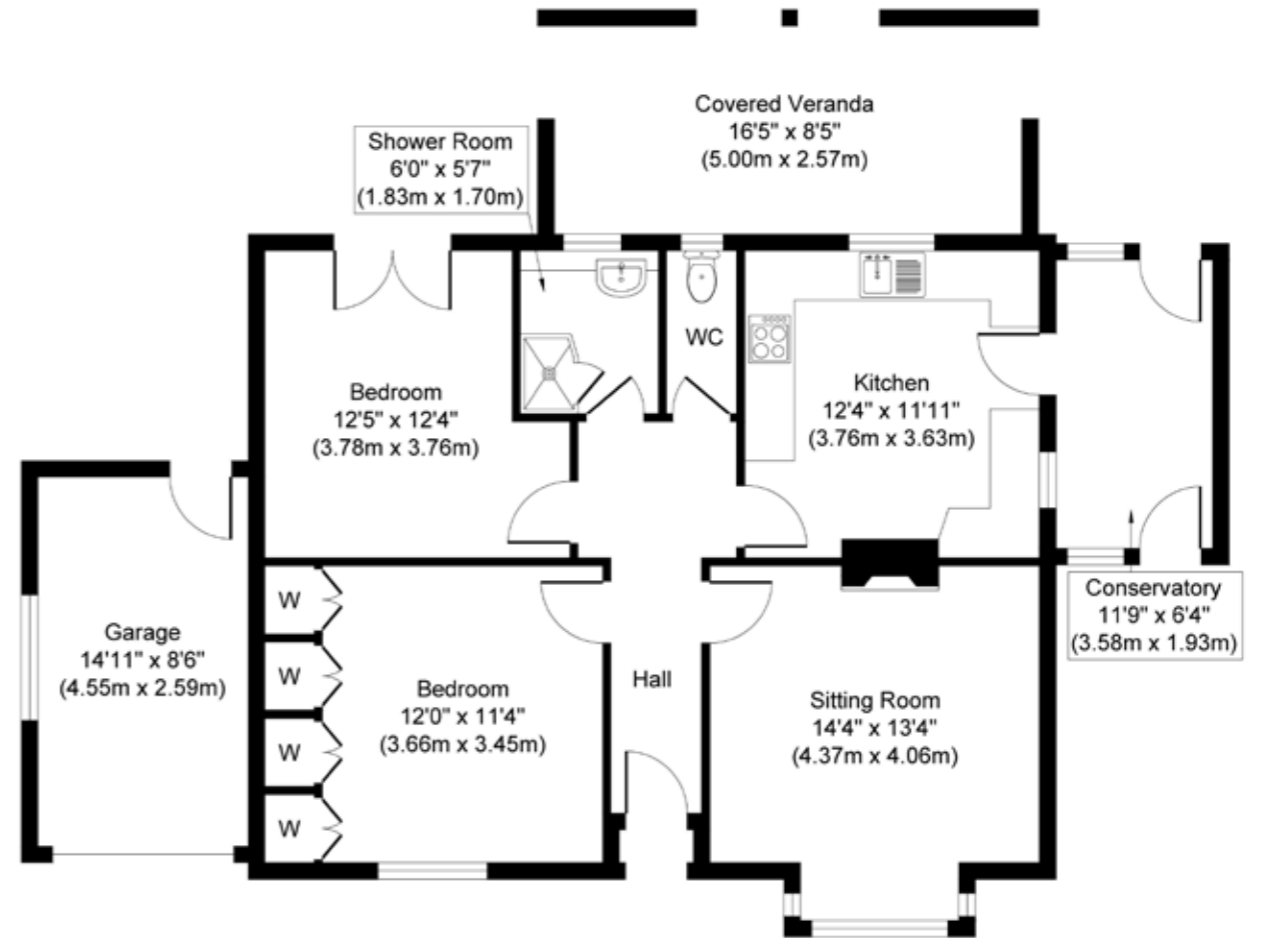
of an acre (stms). It is surrounded by mature hedges and this makes the garden a private oasis, with the property even boasting its own orchard to the very rear of the plot. As soon as you step in the garden you are aware of the potential that is here. You could create a vegetable patch and still have plenty of room in the rest of the garden for the children to run wild.

To the front of the home there is good sized shingled driveway with ample parking for several cars along with a single garage.

Whilst the property is sensibly arranged, and in excellent condition, the potential to do extra and something amazing with this house is evident. Extending upwards could be a real option with the loft being fully insulated and boarded, having a window, water and power. Extending outwards could also be a consideration, or there's the possibility of simply incorporating the garage into additional living space. There are a myriad of options and ideas to make this house into your dream home.







Approximate Floor Area
1181 sq. ft
(109.71 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.



ALL THE REASONS

Mattishall

IN NORFOLK
IS THE PLACE TO CALL HOME



The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre.

In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop.

There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from the Vendor



“It’s delightful to sit on the veranda, or in the garden, listening to nature all around.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heaters.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 5332-8123-4100-0238-8206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///soulful.classed.centally

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