



THE STORY OF

Haven Lodge

Mattishall, Norfolk

SOWERBYS



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Haven Lodge

77A Dereham Road, Mattishall, Dereham, Norfolk
NR20 3NT

Modern, Detached Bungalow Enjoying a Private Position

Residing within a highly desirable,
Well-Served Norfolk Village

Accessed along a Private Shingled Driveway

Flexible Accommodation Extending
to Approx. 1,380 Sq. Ft.

Spacious, 21ft Dual Aspect Sitting Room and a
Modern, Well-Appointed Kitchen/Dining Room

Separate Utility with Fitted Cloakroom

Three Bedrooms, Including a Principal
Bedroom with En-Suite

Bedroom Three Currently Serving as an Office

Private, Established Rear Garden

Off-Road Parking with Single Detached Garage

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



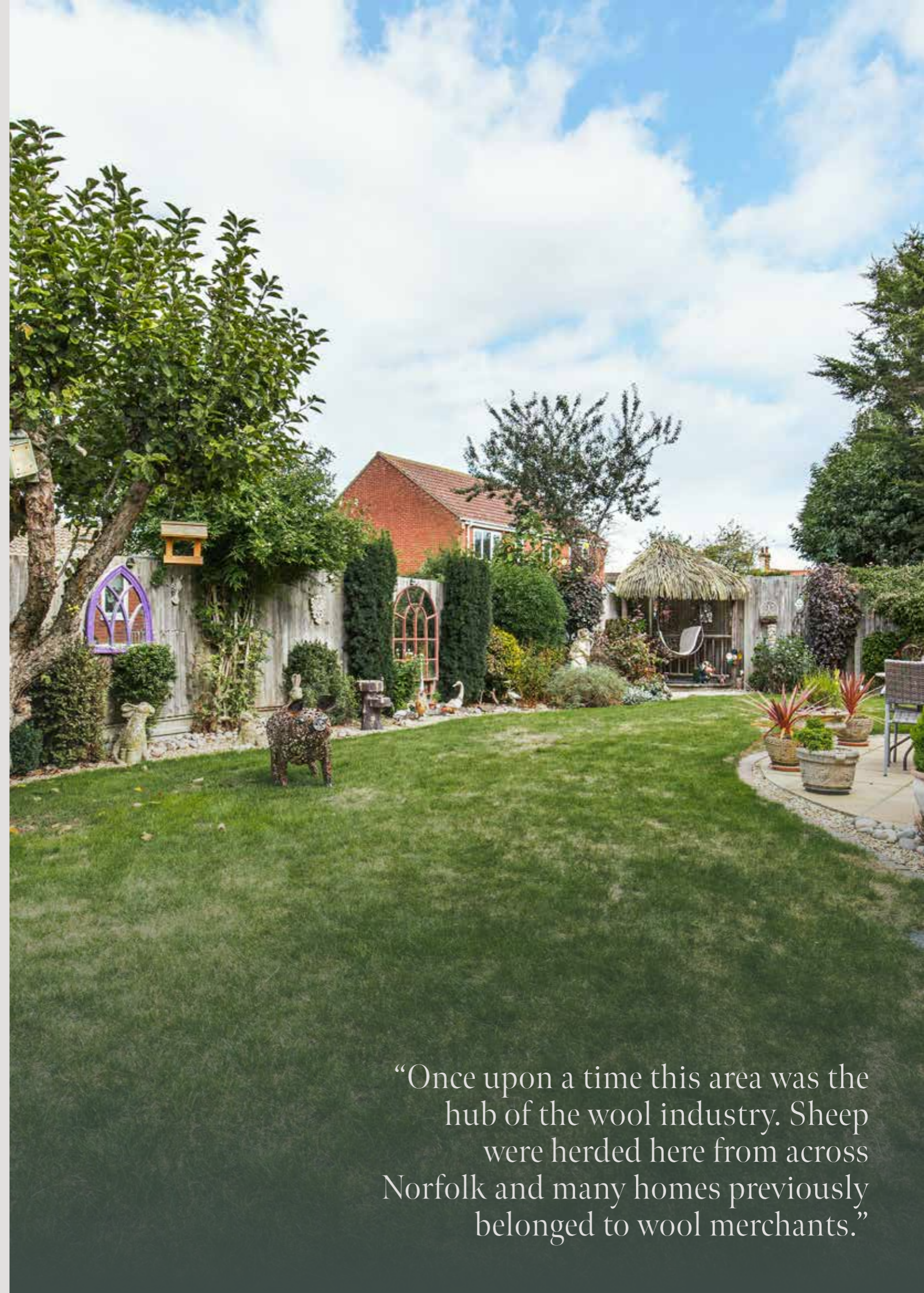
“The garden has been great in summer evenings, sat on the swing seat in the gazebo.”

Tucked away and enjoying a fabulous private location residing within a desirable Norfolk village.

Haven Lodge benefits from the best of both worlds; enjoying a quiet peaceful location with a thriving, friendly community, and access to vast range amenities within the well-served village of Mattishall. In addition too, you're within walking distance to surrounding countryside and even Mattishall Golf

Club on the outskirts of the village.

Constructed in 2010 by a local builder, the bungalow is accessed along a shingled driveway and sits central within the plot and provides private enclosed front and rear gardens, with side access and the option of additional gated parking. Furthermore, there is another shingled area beyond the low-level fence which permits off-road parking and access to the single garage.



“Once upon a time this area was the hub of the wool industry. Sheep were herded here from across Norfolk and many homes previously belonged to wool merchants.”



The internal space expands across a single floor extending to approximately 1,380 sq. ft, ideal for buyers looking to downsize into the village or young families wishing for their children to attend the regarded village primary school.



The living space is split into two areas; the impressive 21ft dual aspect sitting room and the appointed kitchen/dining room - both are located immediately upon entering the property, ideal for hosting guests and having the family over late into the evenings.

“It’s great to have the choice of countryside or town nearby.”

Furthermore, the sitting room houses a wall-mounted, real-flame-effect gas fire, fuelled by an LPG bottle. It’s a great additional heating source and perfect for to cosy up in front of in those coming winter months.

The kitchen offers all the modern conveniences, including a separate utility room with side access out onto the rear garden and houses a separate cloakroom.





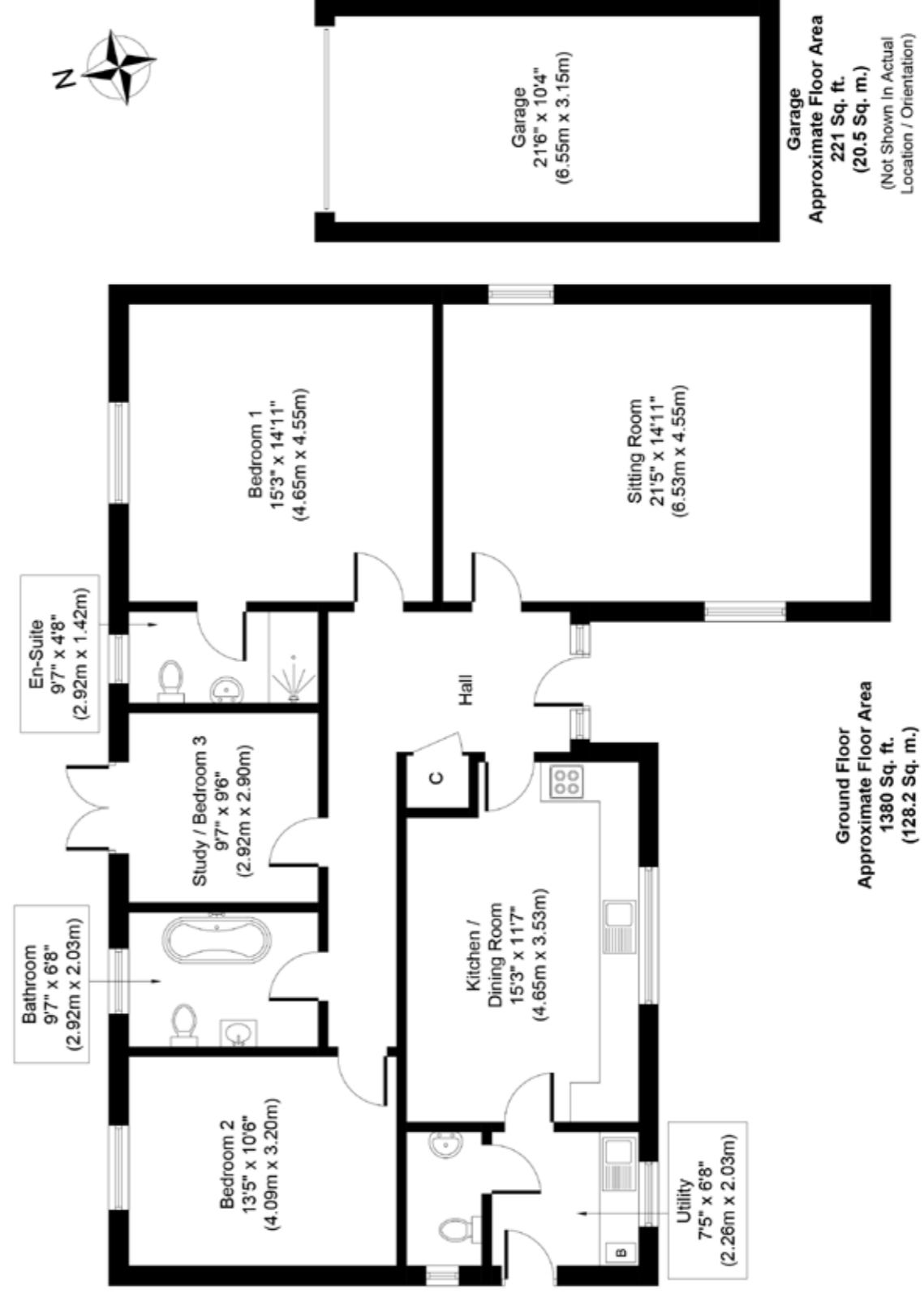
“Living here has been safe, cosy and convenient - ideally located for daily living.”

There are three bedrooms which offer multi-functional use and the third bedroom is currently used as a study, but could be a suitable bedroom, fitted with patio doors out onto the rear garden.

The principal suite benefits from an en-suite shower room and views out onto the garden. Bedroom two is another double and also looks out onto the rear garden.

The front garden consists of a large, paved area in the centre, doubling up as gated off-road parking if required - however it also provides use as a garden benefiting from a private location. The rear garden is a beautiful space and features a shaped lawn with mature flower beds, shrub borders, plus a patio and wooden decking. Access to the garden is to the left-hand side of the house.





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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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 been lovely to walk the dog around Headlands, especially in the spring when the wild flowers are out and the deer are grazing in the fields.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. An owned solar panel is installed.
Heating via oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 9450-3004-5201-2752-5200

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.

AGENT’S NOTE

The property is accessed across a private driveway with right of way vehicle access.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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