



THE STORY OF

3 Rayners Way

Mattishall, Norfolk

SOWERBYS

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Mattishall, Norfolk
NR20 3NQ

Three Bedroom Bungalow in the
Popular Village of Mattishall

Extended to the Rear With a Beautiful Dining Room

Spacious Living Room with a Large Window
Which Brings in Plenty of Natural Light

Separate Kitchen With a Range of
Fitted Units And Appliances

Three Double Bedrooms

Family Bathroom With a Three-Piece Suite

Private Driveway with Ample Parking for Several Cars

Low-Maintenance Front and Rear Gardens,
Perfect for Outdoor Relaxation

Conveniently Located Within Easy Reach of
Local Amenities and Transport Links

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“A home located in a great village...
with an equally good pub which is
within walking distance.”

This charming three-bedroom bungalow is situated in the popular village of Mattishall, offering easy living and versatile accommodation. The current owner has thoughtfully extended the property to the rear, creating a beautiful formal dining room that can be used for a variety of purposes to suit your lifestyle.

As you enter the bungalow, you are welcomed into a bright and airy hallway. The spacious living room is perfect for relaxing with family and friends, featuring large windows which flood the room with natural light.

The modern kitchen is fitted with high-quality appliances and ample storage,

making it a joy to cook and entertain in. The real gem of the property is the stunning dining room this versatile space is perfect for hosting dinner parties, using as a home office or even as an extra living area.

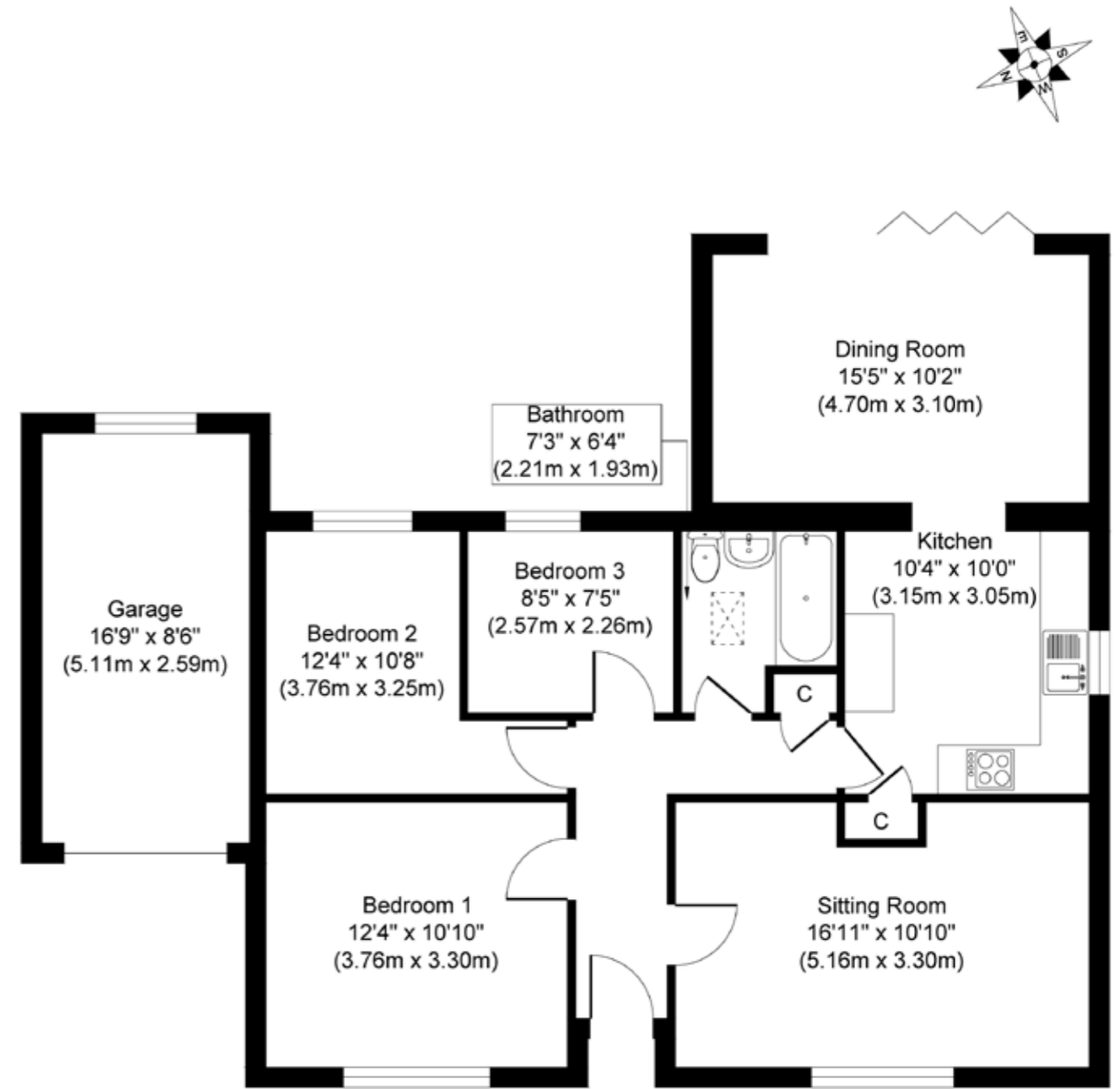
The three bedrooms are all generously sized. The property also features a modern family bathroom.

Outside, the garden is a real oasis of tranquillity, featuring a large patio area, perfect for alfresco dining, and an array of mature plants and shrubs.

The bungalow has been well-maintained and is ready for its new owners to move in and enjoy the ease of bungalow living.







Ground Floor
Approximate Floor Area
1055 sq. ft
(98.01 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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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 Sowerbys



With much to see and do in the city of Norwich, you can while away a day.

“The location of this home makes it so accessible for both Dereham and Norwich...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9888-3043-7253-2154-8920

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: ///placidly.transfers.lifetimes

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