



47 Welgate, Mattishall

Guide Price £350,000

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Mattishall, Dereham

Guide Price: £350,000 - £400,000. Welcome to this charming three-bedroom detached property in Mattishall, offering a harmonious blend of comfort and style. The interior welcomes you with a cosy yet spacious sitting room featuring a delightful feature fireplace, while the dedicated dining room seamlessly connects to the bright kitchen with ample cooking space and a convenient pantry. Three double bedrooms, including a master with a walk-in wardrobe and ensuite, provide versatile retreats, complemented by an additional bathroom. The outdoor space boasts a spacious garden with patio, lawn and mature planting, ideal for entertaining, while the property also offers a garage and ample driveway space for practical living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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LOCATION

Situated in Mattishall, this property boasts a peaceful and convenient location. Residents benefit from easy access to vital amenities, such as the Mattishall Surgery for healthcare needs and can relish delicious meals at the Swan Inn Mattishall, a renowned local pub known for its good food. Additionally, the historical charm of the All Saints Church enriches the area. Moreover, the property enjoys seamless access to the A47, facilitating travel to nearby Dereham, which offers a plethora of amenities, including Tesco and Aldi supermarkets.

THE PROPERTY

Welcome to this charming three-bedroom detached property in the heart of Mattishall, where comfort and style harmoniously converge. As you enter



GROUND FLOOR

