

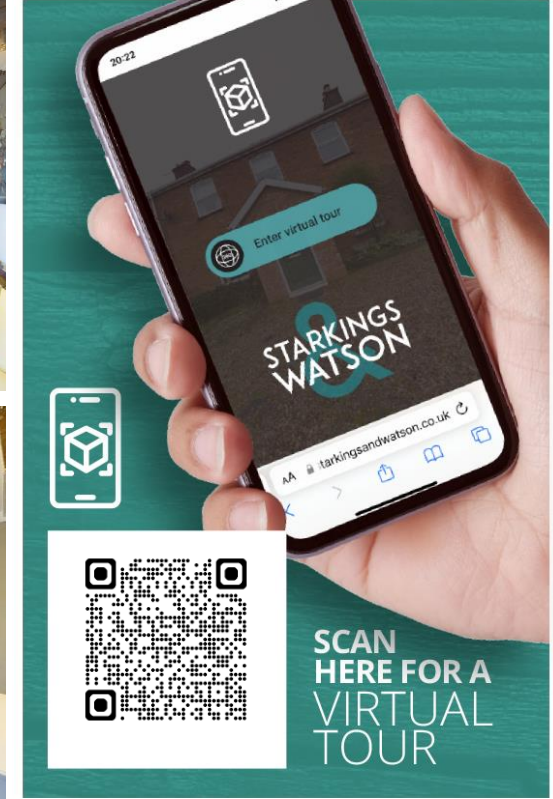
DEREHAM ROAD

# Mattishall, Dereham NR20 3QB

Freehold | Energy Efficiency Rating : N/A

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- No Chain!
- Terraced Grade II Listed Cottage
- Character Features Throughout
- 12' Sitting Room
- Kitchen/Dining Room
- Family Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden

#### IN SUMMARY

NO CHAIN. This Grade II Listed Cottage is pleasantly situated in the heart of this RURAL VILLAGE, with amenities such as the doctors, village pub and primary school all a short walk from your front door. This CHARMING home is brimming with CHARACTER FEATURES, with the accommodation featuring a SITTING ROOM, kitchen and FAMILY BATHROOM all on the ground floor, whilst TWO DOUBLE BEDROOMS occupy the first floor. Externally, a low maintenance ENCLOSED REAR GARDEN can be found - the ideal sun trap which is privately tucked away.

#### SETTING THE SCENE

The property is set back from the street beyond the pathway sitting adjacent to the stunning Mattishall All Saints Church.

#### THE GRAND TOUR

Stepping through the front door you are welcomed by the sitting room with low ceilings and exposed beams running across and window to the front with secondary glazing on the window. Tucked under the

stairs and accessed through the sitting room is a handy storage cupboard/pantry just before you step into the kitchen with space for a dining table and worktops which give way to space for the fridge and freezer whilst featuring the integrated oven and electric hob and enamelled butler sink overlooking the rear garden. The family bathroom can be found at the very rear of the property, a three piece suite featuring a bath with wall mounted shower head and electric storage heater. The first floor gives way to two bedrooms with the smaller facing the rear garden, pitched ceiling and built in storage. The larger of the two rooms, sits at the front of the property, a sizeable double room with a walk-in storage cupboard/wardrobe.

#### THE GREAT OUTDOORS

Externally the property offers the ideal spot to enjoy the sunshine in privacy in the low-maintenance concrete and tile seating area with raised planting beds and external brick shed for storing additional items.

#### OUT & ABOUT

The market town of Dereham offers easy access onto the A47, and a wide range of amenities within walking distance including shops, infant and junior school, public house and sport and leisure activities. There is a regular bus service to Dereham which is about one and a half miles away. Dereham town itself boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### FIND US

Postcode : NR20 3QB

What3Words : ///megawatt.nobody.gathering

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property is Grade II listed and also has a shared access in the rear garden whereby the occupants can use the timber fence in the garden to take bins out to the front of the property. However, no other properties can access the garden for this property, ensuring it remains private.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)

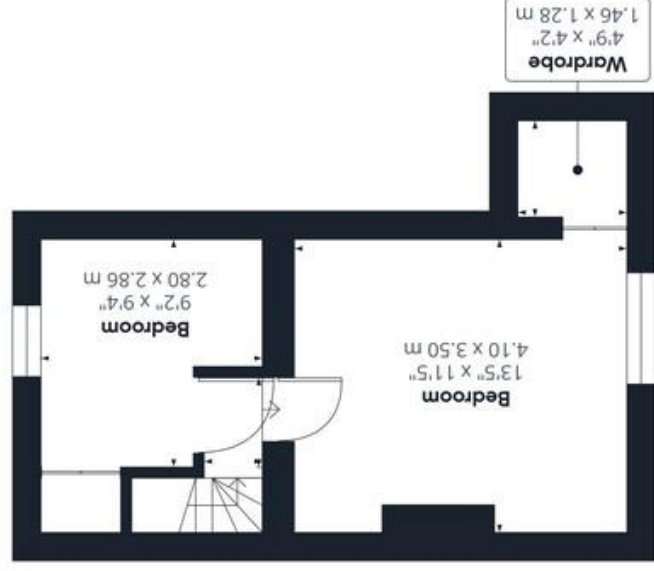
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 582.94 ft<sup>2</sup>  
 54.16 m<sup>2</sup>



Floor 1



Ground Floor

