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THE STORY OF
9 The Oaks
Mattishall, Norfolk

SOWERBYS



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9 The Oaks

Mattishall, Norfolk
NR20 3TS

Well-Presented
Detached Bungalow

End of Cul-de-Sac Position

Leasehold Over 55s
Retirement Property

Newly Installed
Thermostatically Controlled
Electric Heating

Two Double Bedrooms

Sitting /Dining Room

Enclosed Garden with
Summer House and Shed

Newly Installed Wetroom

Allocated Parking Space

No Onward Chain

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Situated in an enviable corner/end position within The Oaks, a secluded cul-de-sac specifically designed for over 55's. This recently updated and immaculately presented detached bungalow is found nestled within the well served village of Mattishall, which has a range of amenities available on your doorstep.

The property has been updated in recent times with a list of improvements including newly installed thermostatically controlled radiators, a highly specified wet shower room, and new floor coverings. The property enjoys deceptively spacious two double bedroom accommodation, a sitting/dining room and fitted kitchen as well as the aforementioned wetroom.

All curtains, light fixtures, and floor coverings are included in the sale, as well as the bathroom window blinds, which enhance privacy by allowing you to see out without others seeing in.

Outside, the property enjoys an allocated parking space as well as guest spaces being available. An enclosed south-facing rear garden which also enjoys a summer house and a shed.



The inside of the property has been completely renovated, making living here very easy.





The property isn't overlooked, and has a beautiful emerging garden.



Ground Floor
 Approximate Floor Area
 619 sq. ft
 (57.48 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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Mattishall

A POPULAR AND WELL-SERVED VILLAGE

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, churches, doctor's surgery with pharmacy, 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 two children's nurseries. 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 is a museum, 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 Dinosaur Park, 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 wonderful to sit at the window looking out at the garden and seeing the wildlife.”



SERVICES CONNECTED

Mains electricity, water and drainage. Thermostatically controlled electric radiators.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0176-3025-8204-3527-6200

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

Leasehold. There is a term of 999 years commencing from 1st April 1998. Currently Ground Rent of £175.28 per annum is payable to Estates & Management Ltd. and a Service Charge paid twice yearly of £1889.56 is payable to First Port Retirement Property Services which includes amongst other headings, property insurance, maintenance of the structure of this bungalow and communal areas.

LOCATION

What3words: ///eating.pesky.encloses

AGENT'S NOTE

This is an over 55s retirement property. All white goods can be included in the sale under separate negotiation.

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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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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