

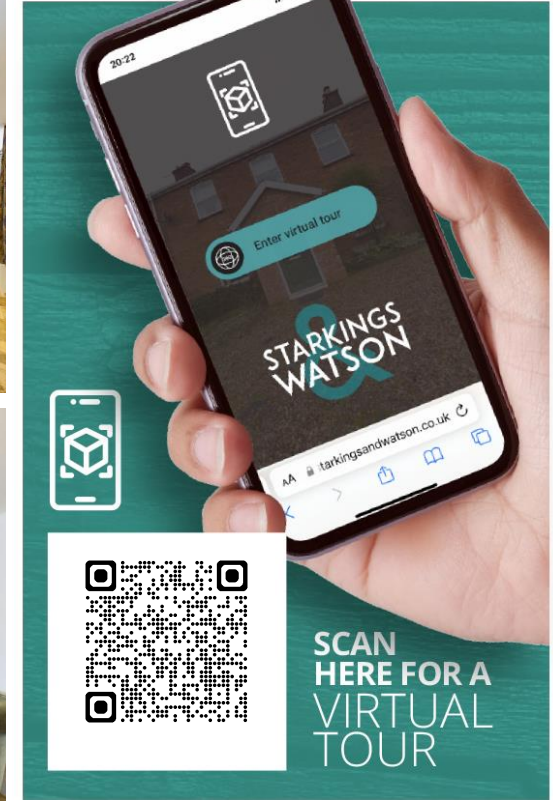
DEREHAM ROAD

Mattishall, Dereham NR20 3NU

Freehold | Energy Efficiency Rating : E

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

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STARKINGS  
WATSON

- Detached Family Home
- Separate Two & One Bed Annex's
- Set Upon 0.36 Acres (stms)
- Character Features Throughout
- Four Double Bedrooms In Main Residence
- 23x22' Open Plan Kitchen & Dining Room
- Family Bathroom & En-Suite
- Ample Off Road Parking & Garage

#### IN SUMMARY

Set upon 0.34 Acres (stms) this CHARACTERFUL DETACHED family home has been restored to a brilliant standard by the current owners benefiting from the brilliant addition of TWO SEPARATE ANNEX'S adding an additional three bedrooms to the residence. The open living accommodation of a 22x23' KITCHEN/DINING area is perfect for FAMILY LIVING overlooking the rear garden with ample storage, KITCHEN ISLAND and GAS AGA while the sitting/family room features an INGLENOOK FIREPLACE with exposed wooden beams for a cosier setting. The first floor gives way to FOUR DOUBLE BEDROOMS, four piece family bathroom and EN-SUITE bathroom. The first annex offers a 2023 fitted KITCHEN, sitting room, TWO DOUBLE BEDROOMS and bathroom while the 2022 addition of a second annex sits at the very rear with bedroom/sitting room, KITCHEN and SHOWER ROOM overlooking the private and well-maintained rear garden. The property offers AMPLE OFF ROAD PARKING and a garage to the front also.

#### SETTING THE SCENE

The property is accessed via a low level brick wall to the front with garage entrance at your right hand side. A large courtyard driveway gives room for ample off road parking with access into the main residence from the front of the home as well as the entrance which takes you into the utility/lobby space. The larger annex has two separate points of access from this courtyard also.

#### THE GRAND TOUR

Entering via the utility come storeroom with tiled flooring below, we head left into the main residence where you are first met with the centrepiece of the house formed off the dining and kitchen spaces with tiled flooring underfoot. This room has views into the picturesque rear garden with central kitchen island and built in gas Aga set around an array of wall and base mounted storage. There is room for a sizeable formal dining table towards the rear of the property sitting in front of the French uPVC double glazed doors out into the rear garden. Additional spaces can be utilized for extra storage and with the addition of under the stair storage also being found within this space. The main sitting room area which can also be accessed from the front, offers two formal spaces with wooden flooring underfoot offering an intimate and cosy setting with a red brick inglenook fireplace setting the scene with a woodburner set inside, marble hearth and solid oak mantle. The first floor landing gives access to all four double bedrooms within the main residence as well as the four piece family bathroom with part tiled surround, vanity storage and wall mounted heated towel rail. Immediately to your left is the first of the double bedrooms with a front facing aspect and carpeted flooring whilst turning to your right is a slightly larger double bedroom benefiting from a historic extension towards the rear with views into the rear garden. The main bedroom is located slightly further down the hall with large floor space laid with carpet and front facing window with a radiator below, this room benefits of a good size en-suite bathroom with rainfall shower mounted above the bathtub and a heated towel rail. The final of the four bedrooms is found at the end of the hallway with a dual aspect over the side and rear of the property, carpeted flooring and radiators. This room would make a fantastic double bedroom or potential study/office or nursery if so desired. Back into the utility/storeroom we turn right into the main annex space where you are met with an open style kitchen living area featuring a 2023 installed kitchen with ample wall and base mounted storage, integrated electric oven and hob with extraction above and tiled flooring below leading into the seating area with wooden effect flooring and front facing aspect double glazed door onto the driveway courtyard. The central hallway grants access to both double bedrooms and



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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:



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handy storage cupboard as well as the well appointed three piece family bathroom featuring wall mounted shower head and heated towel rail with frosted glass window to the side of the property, the larger of the double bedrooms comes immediately to your left overlooking the rear gardens with carpeted flooring underfoot, skylight window, integrated wardrobes and radiator, while the second bedroom can be found through the secondary private access for the annex, also with carpeted flooring. This room has a dual aspect to each side of the property and offers an array of floor space for soft furnishings and storage. Finally, at the very rear of the property is the secondary annex accessed via uPVC French doors leading to the central accommodation with wooden effect flooring underfoot, electric radiator and access into the kitchen area with wall and base mounted storage overlooking the rear garden, plumbing for a washing machine and stainless steel sink. Finally, a three piece shower room can be found with part tiled surround and heated towel rail. This space could be utilized for guests or turned into a potential business/workspace if required.

#### THE GREAT OUTDOORS

The private rear garden initially offers a resin seating area set around the in ground heated swimming pool with patio and barbecue seating area. Also to the side of the property is a lawn space with a wood store and the Oil boiler for the main residence with the separate oil boiler being found on the adjacent side of the property just off the annex. The rest of the garden is a mixture of open lawn spaces and colourful planting borders with mature trees allowing for privacy and shaded spots whilst at the very rear of the property a separate raised timber decking seating area ideal for dining alfresco in the summer months.

#### 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.

#### FIND US

Postcode : NR20 3NU

What3Words : ///commutes.executive.delusions

#### VIRTUAL TOUR

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

GIRAFFE 360  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area  
 2703.79 ft<sup>2</sup>  
 251.19 m<sup>2</sup>



Floor 1



Ground Floor

