



**Back Lane, Mattishall, Dereham, NR20 3QX**

**welcome to**

**Back Lane, Mattishall, Dereham**

GUIDE PRICE £230,000 - £240,000!! A 3 bedroom semi-detached bungalow, occupying a delightful non-estate setting towards the edge of the well-served village of Mattishall. The property offers a fitted kitchen/diner, shower room, gardens, driveway parking, garage & more!



## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

With wood effect flooring, built-in storage cupboard, radiator, doors opening to all bedrooms, shower room and further door opening to;

### Lounge

14' 9" x 13' 6" ( 4.50m x 4.11m )

With fitted carpet flooring, radiators, double glazed window overlooking the rear garden and door opening to;

### Kitchen/Diner

12' 6" x 12' 3" ( 3.81m x 3.73m )

A matching range of wall and base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink with mixer tap, space for electric oven with splashback, space for fridge freezer, tiled effect flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

### Bedroom One

14' 2" x 10' 3" ( 4.32m x 3.12m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

### Bedroom Two

11' 2" x 7' ( 3.40m x 2.13m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

### Bedroom Three

11' x 6' 9" ( 3.35m x 2.06m )

With fitted carpet flooring, radiator and double glazed window to front aspect.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in shower cubicle, tiled walls, vinyl flooring, radiator and double glazed obscure glass window to side aspect.

## Outside

The property is approached from the road by a shingle driveway which provides generous off road parking and access to the garage. The remainder of the front is laid to well-tended lawn with shrub borders.

The rear garden is laid predominately to lawn with a patio seating area and decking space, ideal for outside entertaining, together with shrub beds, gate access leading to the driveway and personal door access to the garage. The property is enclosed by timber fencing and mature hedging which offers privacy to the home.

## Garage

19' 11" x 8' 6" ( 6.07m x 2.59m )

With double timber entrance doors.

## Location

Mattishall is a historic village situated about 5 miles from the bustling market town of East Dereham and 10 miles from the Cathedral City of Norwich. Within Mattishall you can find a day nursery, pre-school (age 2 - 5), primary school (age 6 - 11), doctors surgery with chemist, Post Office, newsagent and the recently renovated Swan public house. There is also a convenience store, butchers, hairdressers, fish and chip shop, local garage, Tabnabs Cafe and South Green Park Cafe bar. There are several churches and a golf course with club house. In addition to this, there is a sports and social club with a large playing field with facilities for cricket and football.



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## Back Lane, Mattishall Dereham

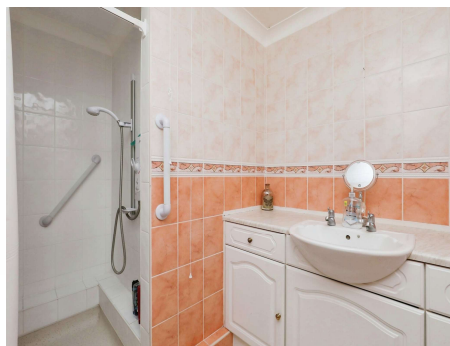
- GUIDE PRICE £240,000 - , £250,000
- 3 Bedroom Semi-Detached Bungalow - No Chain!
- Fitted Kitchen/Diner
- Oil Fired Central Heating And Double Glazed Windows
- Front And Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

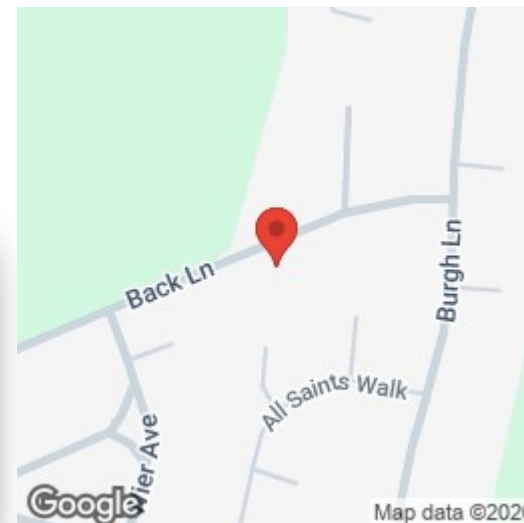
guide price

**£230,000**



### directions to this property:

Upon entering the village of Mattishall from the Dereham direction, proceed into the village and take the left hand turn into Burgh Lane. Take the second left hand turn into Back Lane and the property can be found on the left hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DRM115617 - 0009

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