



## 12 Dereham Road, Mattishall

£290,000 Freehold

This detached bungalow offers spacious living with three well-sized bedrooms, a generously proportioned lounge, and a light-filled conservatory, providing plenty of space. With great potential for improvement, the property is ideally located close to local shops, schools, and amenities, offering convenience alongside the opportunity to personalise the home. The charming garden and ample off-road parking further enhance the appeal, making this bungalow a perfect choice for those seeking a peaceful village lifestyle.

## Location

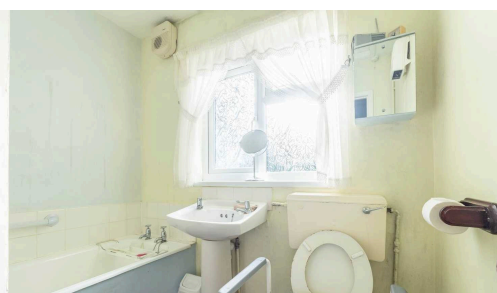
Dereham Road in Mattishall is located in a desirable area of Norfolk, offering a blend of rural charm and convenient access to amenities. Situated in the heart of the village, residents enjoy proximity to local facilities such as a primary school, a village shop, a post office, and the popular local pub, The Swan Inn. Mattishall is well-connected by road, with Dereham just a 10-minute drive away for additional shopping, dining, and healthcare options, while the city of Norwich is accessible within approximately 25 minutes via the A47. The surrounding countryside offers scenic walking and cycling routes, making this location ideal for those seeking a peaceful lifestyle within reach of larger towns and essential services.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - C



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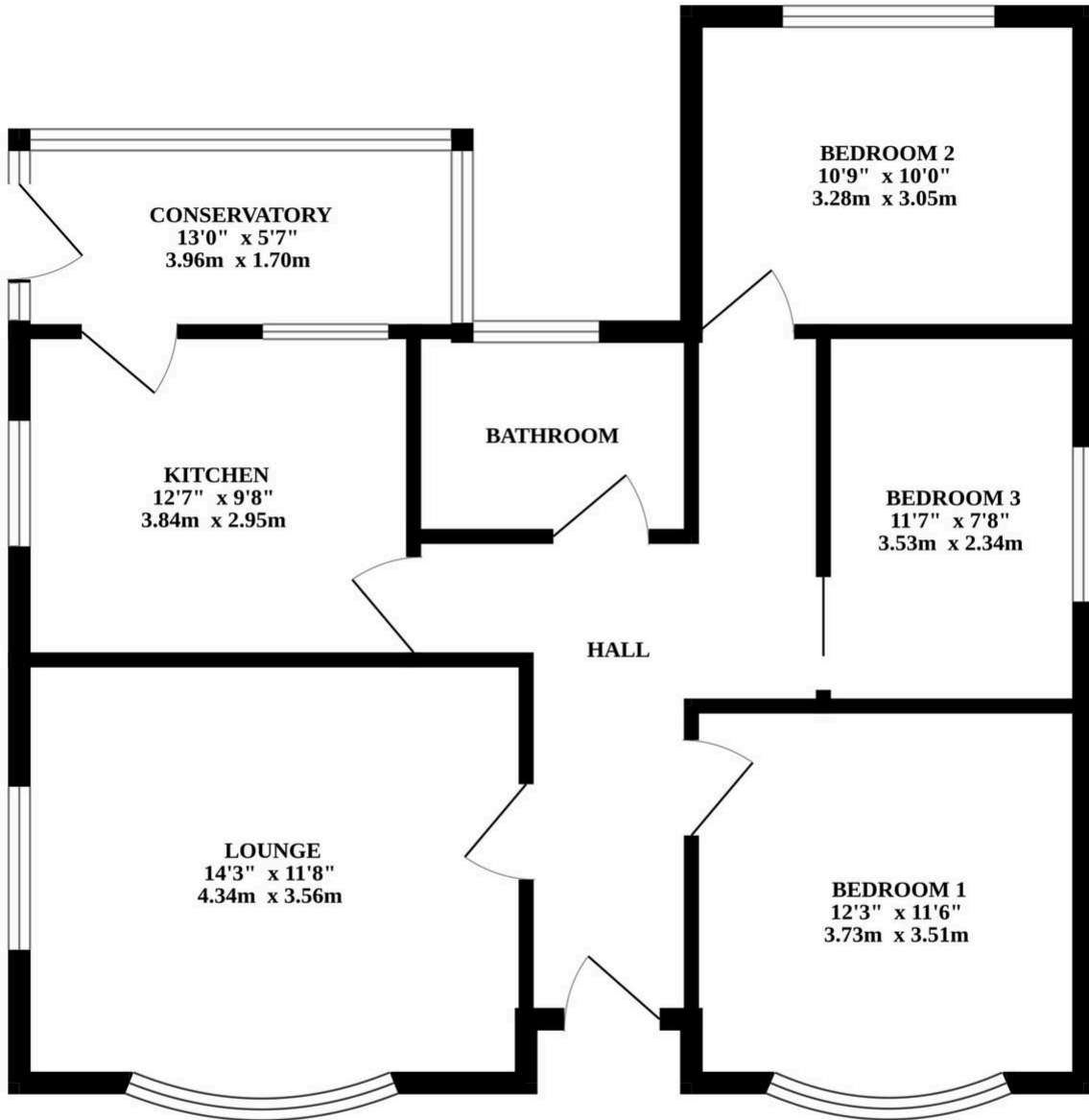
Inside, the property opens to a welcoming entrance hall with fitted carpet flooring, providing access to all main rooms. The bright dual-aspect lounge features a charming bow window, a brick fireplace and ample natural light from the front and side. The kitchen has wooden-effect flooring, a practical layout ideal for meal preparation, and space for essential appliances. Built-in cupboards offer convenient storage, making the space both functional and organised. A door from the kitchen leads to a conservatory with tiled-effect flooring and surrounding windows, creating a peaceful spot to enjoy views of the garden.

The three well-sized bedrooms offer comfortable accommodation for residents and guests alike. The bedrooms each feature fitted carpet flooring, with the main bedroom benefiting from a bow window overlooking the front garden. The other two bedrooms offer versatile spaces, ideal for use as a guest room, home office, or additional living area to suit your needs. The family bathroom includes a bathtub, sink and carpet flooring adding both convenience and comfort for the household.

Outside, the property is set back from the road with a gated shingle driveway that accommodates multiple vehicles. The front garden is laid to lawn with mature shrubs, while a brick weave pathway leads to the side entrance. The South-facing rear garden features a lawn and shingle, complemented by mature plant beds, and two sheds for practical storage.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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