



21 All Saints Walk, Mattishall

In Excess of £250,000

21 All Saints Walk

Mattishall, Dereham

Located in the sought after village location of Mattishall, this three bedroom bungalow offering bright and spacious accommodation within the peaceful location. Also boasting a welcoming reception room, open plan kitchen/diner and family shower room. The exterior offers ample off road parking among the driveway and garage, along with the perfect private garden for hosting family and friends, all year round.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Situated in the sought-after village of Mattishall, the well presented property benefits by being in walking distance of a school, local cafes, shops, a village hall and Church, as well as being easily accessible public transport to surrounding towns and villages. Mattishall also boasts a Doctor's surgery and pharmacy, as well as lots of public footpath routes. Dereham is under 5 miles away whereby you will find more amenities, including schools for all ages, cinema and large leisure centre. The city of Norwich is located around 15 miles East of Mattishall and offers more shopping and eating opportunities.

Welcome to this charming bungalow, offering single-level living with convenient access through the entrance hallway to all rooms. The property features a delightful kitchen dining area, providing ample space for cooking and open-plan access to the cosy lounge area. Boasting three generously sized bedrooms, each accommodating your preferred needs, the bungalow is complemented by a well-appointed shower room for everyday convenience.

Step into the outdoor space of this property, where the rear garden unfolds into a great-sized plot, enclosed with high hedges for privacy. Additionally, a single garage offers valuable storage space. To the front, the property provides off-road parking on a private driveway, ensuring practical convenience.

Minors and Brady have been informed by the owner that the property will be sold freehold and is connected to the mains electricity, water and



GROUND FLOOR

