



Norwich Road | Mattishall | NR20 3QD

Asking Price £310,000

twgaze

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Fieldview, Mattishall lives up to its name, enjoying beautiful uninterrupted field views to the front. This attractive three-bedroom detached cottage offers well-proportioned accommodation and further benefits from a large double garage/workshop, providing excellent storage or workspace.

- Field views
- Large double garage/workshop
- Exposed beams
- Good size Garden
- Some updating required
- Three bedroom cottage
- Lounge with feature fireplace
- Separate dining room
- Off Road parking for several vehicles
- Offered with no chain

The Location

Mattishall is a well-served Norfolk village featuring a doctor's surgery with pharmacy, a primary school, children's nursery, and a village store/post office. It offers a bustling community hub with a gym, multiple cafes (including Cafe Verde), a butcher, fish and chip takeaway, and a public house. Recreational facilities include a village green, allotments, and active sports clubs for football, cricket, and bowls, alongside a golf course. Just 5 miles away is the Breckland market town of Dereham. As you would expect the town offers a good range of shopping facilities, with a mixture of national and independent retailers close by. Dereham also supports secondary schooling, restaurants, entertainment and leisure facilities as well as transport links across the country.

The Property

A charming three-bedroom detached cottage offering considerable potential and available with no onward chain. Requiring a degree of modernisation, the property





retains a wealth of character features including exposed beams and a feature fireplace. The well-proportioned accommodation comprises an entrance hall/boot room, a characterful lounge, separate dining room, and a kitchen with pantry cupboard and staircase to the first floor. Upstairs, there are three bedrooms and a family bathroom, making this an ideal opportunity for purchasers seeking a character home with scope to improve and personalise.

The Outside

Set on an impressive plot with far reaching field views to the front, this charming cottage enjoys a wonderful sense of space and privacy. Externally, the property offers a large double garage and workshop, along with a useful carport. The garden is predominantly laid to lawn, enclosed by mature boundary hedging and enhanced by a well established apple tree.

Services

Main electricity, main water, mains drains.

Freehold

How to get there

[what3words///sings.handyman.verifyng](https://www.what3words.com/sings.handyman.verifyng)

Viewing

Strictly by appointment

Council Tax Band C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

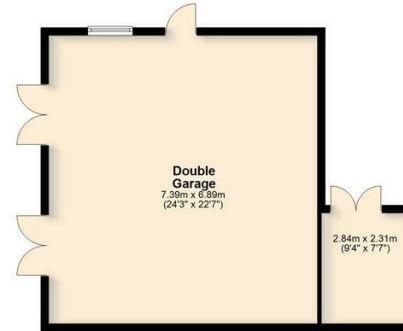
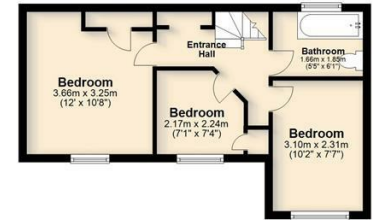
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Ground Floor
Approx. 99.9 sq. metres (1075.2 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 133.5 sq. metres (1436.9 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	24
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423 188
info@twgaze.co.uk