



**Searle House, Mattishall, Road, East Tuddenham
Dereham, NR20 3LR**

welcome to

Searle House, Mattishall Road, East Tuddenham, Dereham

NO ONWARD CHAIN! A great-size four bed detached home, occupying a non-estate village location with easy access to A47 routes. Featuring a spacious lounge with log burner, dining room, kitchen & separate utility, privately-enclosed rear garden backing onto far-reaching fields, ample parking & garage!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Parquet flooring, radiator, double glazed window to side aspect, double doors opening to the lounge and door opening to;

Cloakroom

Two piece suite comprising low level w.c, wall-mounted hand wash basin, tiled splashbacks, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

Lounge

21' 7" x 13' 8" (6.58m x 4.17m)

Parquet flooring, central log burner with tiled hearth and exposed brick surround, stairs rising to first floor landing, two radiators, dual aspect double glazed windows to front and side aspects, and double doors opening to;

Dining Room

10' 10" x 10' 5" (3.30m x 3.17m)

Fitted carpet flooring, radiator, double glazed floor to ceiling window to rear aspect, double glazed external door opening to the rear garden and further door to;

Kitchen

10' 10" x 9' 4" (3.30m x 2.84m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for electric cooker, tiled flooring, double glazed window to rear aspect and door opening to;

Utility Room

12' 10" x 5' 9" (3.91m x 1.75m)

A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink, tiled splashbacks, space for free standing fridge freezer, space for dishwasher, space for washing machine, tiled flooring, dual aspect double glazed windows to front

and rear aspects and double glazed external doors opening to the front and rear aspects.

First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms and family bathroom.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m)

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed window to side and rear aspects.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Three

10' 8" x 9' 9" (3.25m x 2.97m)

Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to front aspect.

Bedroom Four

9' 9" x 7' 10" (2.97m x 2.39m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Four piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, corner bath, tiled walls, tiled flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set on a slightly elevated plot, this home boasts a large shingle driveway offering ample off-road parking and access to the single garage. The frontage is enhanced by a variety of mature shrubs, while gated side access leads through to the rear garden.

The generous rear garden is fully enclosed and beautifully arranged with a well-maintained lawn, inviting patio seating area, numerous colourful plant

beds, established trees and a convenient storage shed - all enjoying a wonderful backdrop of open field views.

Garage

Power, lighting, double glazed window to rear aspect and up and over door to front.



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welcome to

Searle House, Mattishall Road, East Tuddenham, Dereham

- Non-Estate, Elevated Plot Position
- 4-Bed Detached House - No Onward Chain
- Spacious And Versatile Living Space
- Impressive 21' Lounge With Log Burner
- Fitted Kitchen And Separate Utility

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£385,000



directions to this property:

From Dereham proceed out of town along Norwich Road and join the A47. Continue along then take the right hand turn into Berry's Lane leading along to East Tuddenham. At the crossroad, turn right into Mattishall Road and continue along into East Tuddenham. 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:
DRM117434 - 0008

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william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk