



12 Smithson Drive

£329,995

This spacious and extended detached bungalow occupies a generous corner plot in a sought-after village setting, offering versatile living space and well-maintained wrap-around gardens.

The property features a modern fitted kitchen with a dedicated dining area, ideal for both everyday living and entertaining.

The bright and welcoming living room provides direct access to a sunroom, creating a lovely additional reception space filled with natural light.

There are three well-proportioned double bedrooms, including the main bedroom with ensuite, alongside a family bathroom.

Outside, the gardens wrap around the property and have been well-maintained. Further benefits include a single detached garage, driveway providing off-road parking, and the advantage of no onward chain.

Situated in a popular village location, the property combines peaceful surroundings with convenient access to local amenities and transport links.



Services

Oil central heating. Mains electricity, water and drainage are all connected.

Situation

Mattishall is a large well served village with excellent local shops, village school, Doctors surgery and pharmacy and many other amenities. The city of Norwich is some 10 miles east and Dereham about 5 miles west and there are frequent bus services.

Directions

To find the property from Dereham, head into Mattishall along Dereham Road. Proceed into the village, past the Primary School and take the right hand turning onto Church Plain shortly after the Church. Take the left hand turning onto Smithson Drive where the property will be found in the far left hand corner.

For further information and to arrange your viewing, please contact our friendly and professional staff.

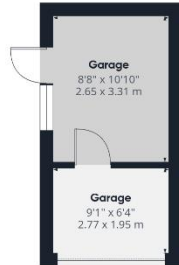
This property is being marketed by our Dereham office and the property reference is AD0611.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically stated within the fixtures and fittings form. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If there is anything in particular that you require clarification on – please call the office before viewing.





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area^m
1336 ft²
124.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ
01362 696895
post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ
01603 870473
info@parsonsandcompany.co.uk