



Herons Mead, Mattishall Road, Dereham, NR20 3BT

welcome to

Herons Mead, Mattishall Road, Dereham

GUIDE PRICE £450,000 - £475,000

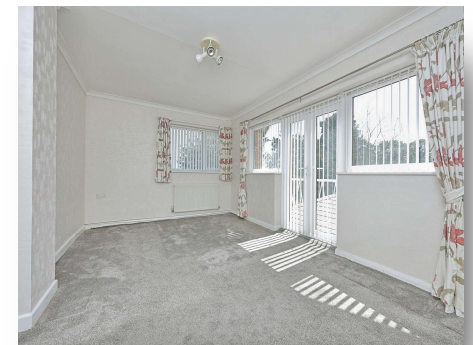
Charming detached rural home set on 0.75 acres with stunning countryside views all around. Offering spacious living, beautiful landscaped gardens,



William H Brown are delighted to present this rare opportunity to acquire an individual detached home set within approximately 0.75 acres of beautiful Norfolk countryside. Enjoying breathtaking, far-reaching views in every direction, Herons Mead offers exceptional potential both inside and out, making it an ideal purchase for a wide range of buyers.

The exceptional gardens are a true highlight of the property. They incorporate formal lawns, multiple patio areas, and thoughtfully landscaped borders filled with a variety of shrubs, flowers, and mature trees. The uninterrupted countryside views provide a stunning backdrop throughout the seasons, with spectacular sunrises and sunsets enhancing the peaceful rural setting.

Offered to the market with no onward chain, this is a unique home that must be viewed to be fully appreciated.



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welcome to

Hérons Mead, Mattishall Road, Dereham

- Detached rural home set on approx. 0.75 acre plot
- GUIDE PRICE £450,000 - £475,000
- Spacious living room with large solid-roof conservatory
- Modern kitchen opening into a sociable dining area
- Stunning panoramic countryside views in all directions

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117483 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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