



13 Rayners Way, Mattishall

Minors & Brady



13 Rayners Way

Mattishall, Dereham

A fantastic opportunity to create your ideal home, this detached bungalow is packed with potential and offered with no onward chain. Having been a rental property for many years, it would now benefit from updating, making it an excellent prospect for buyers looking to modernise and add value. The accommodation includes three bedrooms, a spacious lounge and a kitchen/breakfast room, offering a practical layout with plenty of scope for improvement. Outside, the property enjoys a private rear garden, providing a pleasant outdoor space to enhance and enjoy. Further benefits include a garage and driveway, adding valuable storage and off-road parking. Rarely do opportunities arise to purchase a detached bungalow with such potential, making early viewing highly recommended.

- Detached bungalow offered with no onward chain
- Excellent opportunity for updating and modernisation
- Three well-proportioned bedrooms throughout
- Spacious and bright main living room
- Kitchen/breakfast room with further potential
- Private rear garden offering outdoor space
- Garage providing useful storage and practicality
- Driveway with convenient off-road parking
- Previously rented and ready for improvement
- Ideal project with scope to add value





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The Location

Situated within the popular village of Mattishall, Rayners Way offers a wonderful balance of rural charm and everyday convenience. Surrounded by attractive Norfolk countryside, the village enjoys a welcoming community atmosphere while providing a range of amenities that make day-to-day life both comfortable and practical.

Mattishall is a well-served village with a variety of local facilities, including a nursery, primary school, village shops, a gym, sports and social club, and a range of community groups and activities. These amenities, combined with the village's strong sense of community, make it a popular choice for families, professionals and retirees alike.

For those who enjoy the outdoors, the surrounding countryside offers plenty of opportunities for walking, cycling and exploring the area's scenic rural landscapes. The village setting provides a peaceful environment while still offering easy access to larger towns and services when required.

One of Mattishall's key attractions is its excellent connectivity. The nearby A47 provides straightforward access to Dereham, Norwich and beyond, making the location particularly appealing for commuters. Dereham offers a wider range of supermarkets, leisure facilities, healthcare services and independent retailers, while Norwich provides an extensive selection of shopping, dining, entertainment and cultural attractions.

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Occupying a generous plot and offered with no onward chain, this three-bedroom detached bungalow presents an excellent opportunity for buyers looking to put their own stamp on a property. Having been rented for many years, the home would now benefit from a programme of updating and modernisation, providing the perfect blank canvas for those seeking a project with plenty of potential.

The accommodation is well proportioned throughout and offers a practical layout suited to a range of buyers. At the heart of the home is a spacious lounge, providing ample room for both seating and entertaining. Filled with natural light, it offers a comfortable living space with scope to be transformed into a stylish and welcoming focal point of the property.

The kitchen/breakfast room provides a functional space for everyday living and offers excellent potential for improvement. With room for dining and a layout that lends itself well to modernisation, it presents an exciting opportunity to create a kitchen tailored to individual tastes and requirements.

The bungalow benefits from three bedrooms, providing flexible accommodation for families, couples, downsizers or those requiring space to work from home. A shower room serves the property and completes the internal accommodation.



M&B



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Outside, the property enjoys a private rear garden, offering a pleasant outdoor space with plenty of potential for landscaping and enhancement. Whether used for gardening, entertaining or simply relaxing, the garden provides a valuable extension of the living accommodation.

Further benefits include a garage and driveway, providing useful storage and off-road parking. Properties of this nature, offering such clear potential in a desirable detached setting, are increasingly hard to find.

Requiring improvement but offering an excellent opportunity to add value and create a home to suit individual needs, this detached bungalow is sure to attract interest from a variety of buyers looking to unlock its full potential.

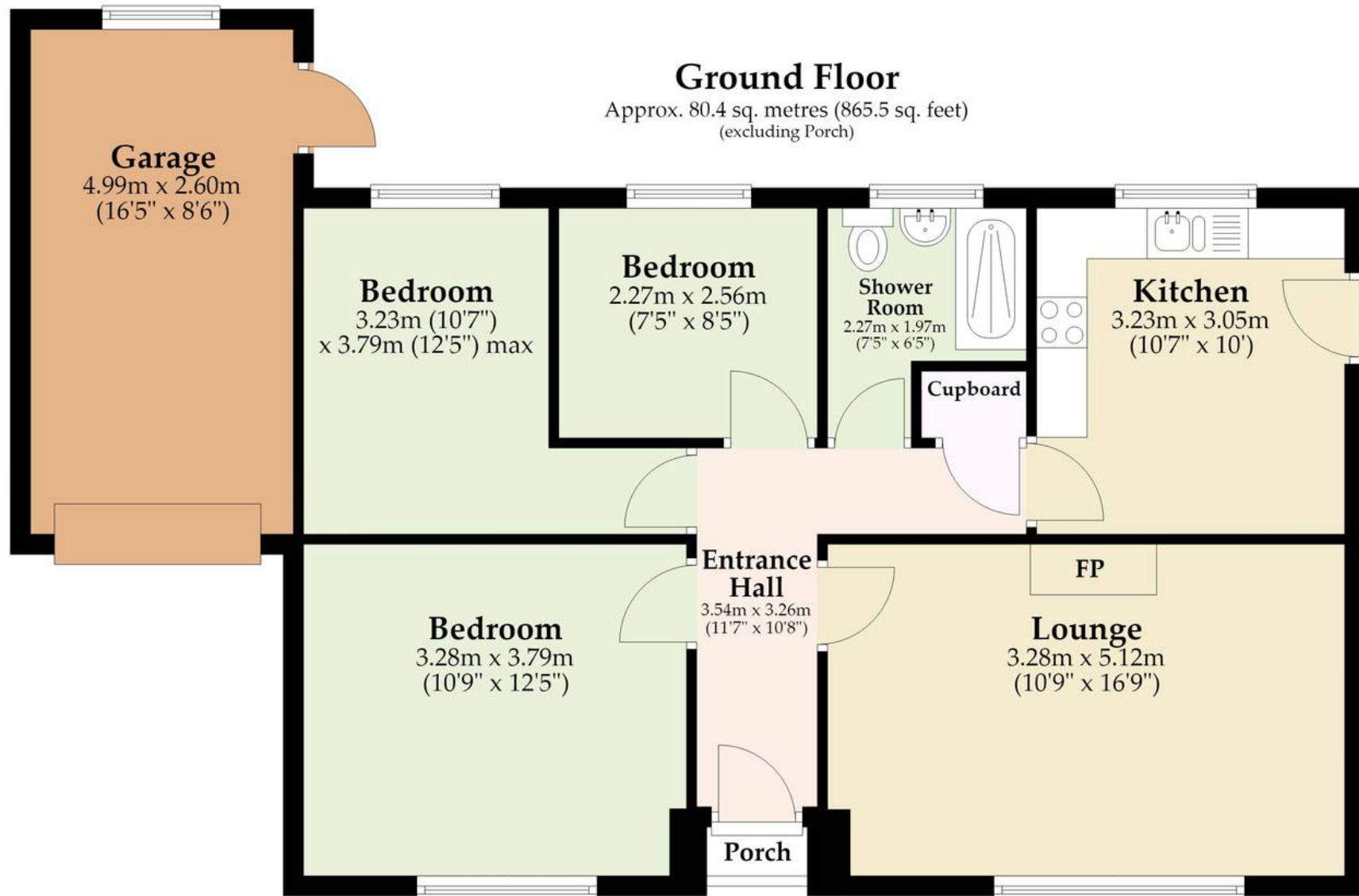
Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

Images have been virtually staged for illustrative purposes only. Furniture and décor shown are not included in the sale. Buyers are advised to view the property in person to fully appreciate its size, layout and current condition.



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Total area: approx. 80.4 sq. metres (865.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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