



Mattishall Road, Garvestone, Norwich

Guide Price: £ 335,000



acorus®

**Mattishall Road
Garvestone
Norwich
NR9**

A 4 bedroom house in a good sized plot and in a quiet rural location. Scope to improve and extend.

THIS PROPERTY IS SUBJECT TO AN
AGRICULTURAL OCCUPANCY CONDITION
(Please refer to this section in the details for further
information).

FOR SALE BY PRIVATE TREATY
Freehold with vacant possession on completion

Guide Price: £ 335,000

REF: C388

These particulars give only a general outline and your attention
is drawn to the important notice printed within them.





INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

SITUATION/LOCATION

The property is located approximately 2 km outside Garvestone.

Garvestone has a primary school, village hall and a mobile post office. Facilities nearby include Barford Railway Lakes, a Scout camp and Reymerston Hall, a wedding venue and restaurant/hotel.

Garvestone is 15 miles west of Norwich where a wide range of city facilities are available.

DESCRIPTION

A 4 bedroom house in a good sized plot and in a quiet rural location. Scope to improve and extend.

ACCOMMODATION

The dwelling benefits from UPVC double glazed windows fitted to all openings other than secondary double glazing to the front elevation.

Living accommodation totals 106.3m².

Ground Floor

Hall

Dining - wooden floor - 3.7 m x 3.3 m



ACCOMMODATION

Lounge – wooden floor, wood burner, patio door and windows to 3 sides – 6.7 m x 3.7 m

Kitchen – sink with single drainer, oil fired boiler, space for range cooker and washer, range of floor and wall units. Walk in pantry and understairs storage - 4.4 m (max) x 3.9 m

Utility Room – sink and plumbing for washer - 3 m x 2.3 m

Cloakroom/W/C off the utility room

Walk in pantry/ freezer room

First Floor

Bedroom 1 – 3.7 m x 3.3 m

Bathroom - Sink, W/C bath and separate walk in shower - 2.9 m x 1.7 m

Bedroom 2 - built in wardrobe and dressing table - 3.7 m x 2.4 m

Bedroom 3 - 2.8 m x 2.7 m

Bedroom 4 - 3.7 m (max) x 3.7 m

OUTSIDE

A large garden currently laid out to grass and shrubs.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is accessed via an existing right of way. A further right of way will be granted by the owner who is retaining the adjacent property. However, there will be a requirement for the purchaser to try and secure a new access off the highway. A planning application to be submitted within 6 months of completion and construction within 2 years, if approved at which time the granted right of way will cease. If permission is refused the granted right of way will continue.

AGRICULTURAL OCCUPANCY RESTRICTIVE COVENANT

The wording of the agricultural occupancy condition (planning permission 3/82/3305) states:-

The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act 1971, or in forestry (including any dependents of such persons residing with him), or a widow or widower of such a person.

UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy restrictive covenant.

SERVICES (not tested)

The property is provided with mains water and electricity.
Drainage is to a private system.
Oil fired central heating

ENERGY PERFORMANCE RATING: C

RdSAP Rating: This property's current energy rating is C. It has the potential to be A
Certificate: 9310-2167-3320-2997-2205

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Breckland District Council
www.breckland.gov.uk

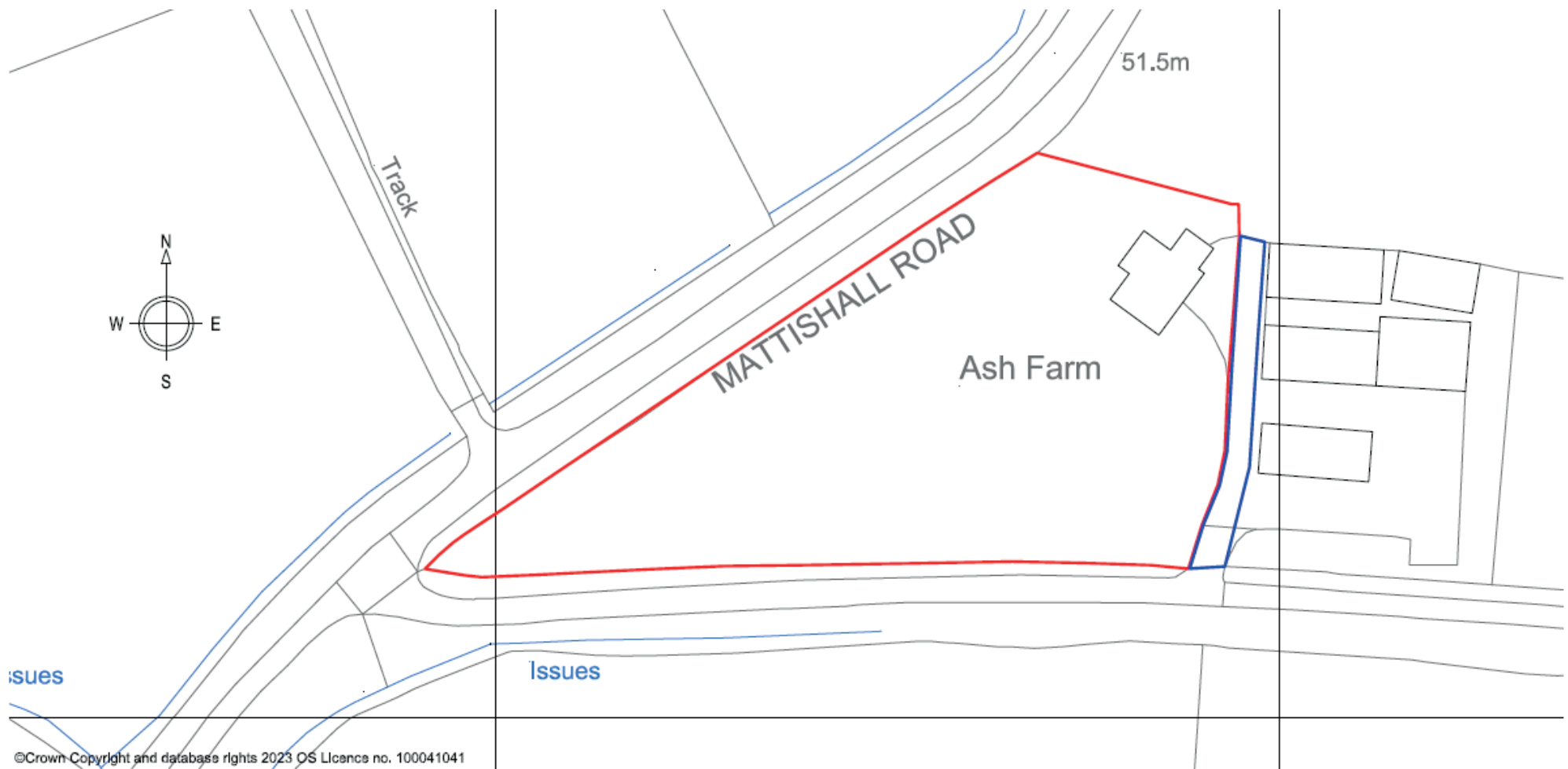
Council Tax Band E.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Strictly by appointment with the selling agent Acorus.



IMPORTANT NOTICE

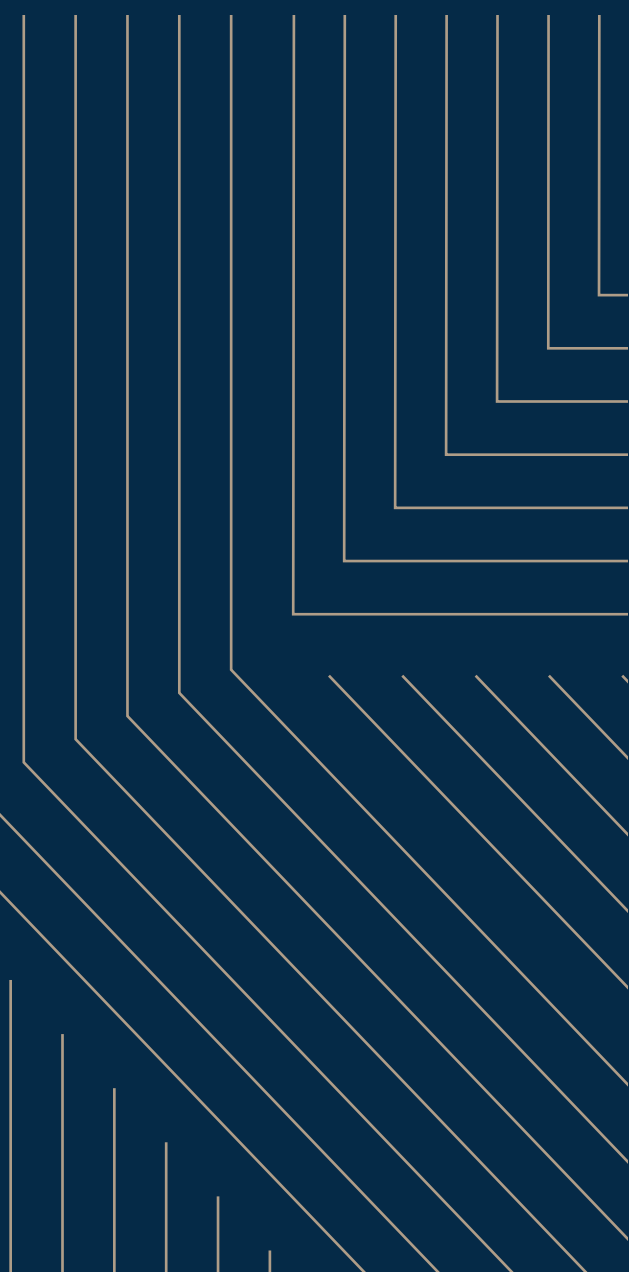
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