



THE STORY OF
7 Dereham Road

Mattishall, Norfolk

SOWERBYS



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7 Dereham Road

Mattishall, Dereham, Norfolk
NR20 3QB

Characterful Grade II Listed Two Bedroom Cottage

Perfectly Positioned in a Popular Village

Beamed Ceilings

Ideal First Home or Holiday Let

Good-Sized Private Garden

Perfectly positioned in the wonderfully popular village of Mattishall, directly opposite the village church and stone's throw from the village pub, this very sweet two bedroom, Grade II listed period cottage is packed full of character and charm and is the ideal holiday let or first home.

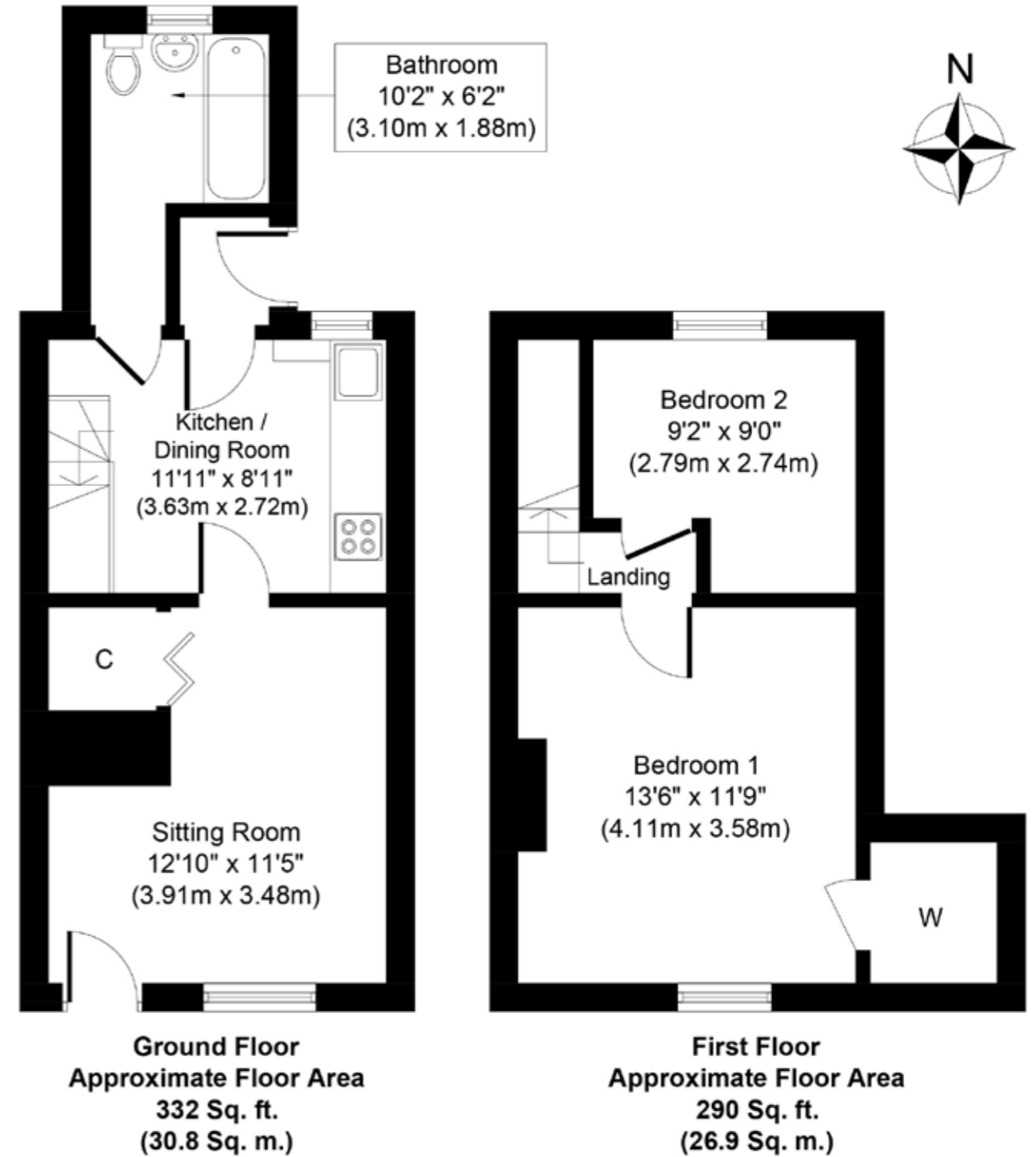
Entering the property through the front door, you step into a cosy sitting room, complete with beams. This room is the perfect place to sit back and relax after a busy day and take in the scenery of the church grounds. Stepping further into the property, there is a charming kitchen

with room for a table and a door leading out into the garden. the ground floor also benefits from a family bathroom with shower over the bath.

The garden is extremely private given its superb location and is spacious considering the size of the cottage. In the far corner is a raised bed a wonderful place to try your hand at growing some vegetables.

There are two bedrooms upstairs, the principal being a large double with the best views of the church opposite.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Mattishall

IN NORFOLK
IS THE PLACE TO CALL HOME



The popular village of Mattishall is about 9 miles to the west of Norwich and 4 miles from the market town of Dereham.

The village has a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre.

In addition to this the village has its own cricket, football, bowls and golf clubs for all ages. The village is about 2 miles from the A47 providing straight-forward access to Norwich and Dereham.

Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop.

There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow.

Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the city.

The city of Norwich provides a wider range of amenities including major rail links to London and beyond and Norwich International Airport.



Note from Sowerbys



View of the Church from behind the row of properties opposite.

“The property is perfectly positioned in this wonderfully popular village.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Electric storage heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///manly.ears.looked

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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